Marion County

Board of County Commissioners
Planning and Zoning

Meeting Agenda

McPherson Governmental Campus
601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2323
Fax: 352-438-2324

District 1 – Craig Curry, Commissioner
District 2 – Kathy Bryant, Commissioner
District 3 – Matt McClain, Vice-Chair
District 4 – Carl Zalak, III, Chairman
District 5 – Michelle Stone, Commissioner

Wednesday, March 18, 2026 **1:30 PM** **McPherson Governmental Campus Auditorium**

The Marion County Board of County Commissioners welcomes you to its Planning and Zoning meeting. All commission and zoning meetings are open to the public.

Pre-screening will be conducted upon entering the administrative building, located at 601 SE 25th Ave., Ocala, FL 34471.

As a courtesy to others, silence your cell phones and other electronic devices before entering the auditorium. If you need to take a call, please step outside.

PUBLIC COMMENTS
To encourage participation, ensure equal access to all participants and foster mutual respect, please follow these guidelines.

-BCC Planning and Zoning Meeting

-Public Comments during the Planning and Zoning portion of the meeting will be limited to two (2) minutes per speaker. You must sign in at the desk located in the foyer of the commission auditorium on the day of the meeting.

Marion County staff is available throughout each meeting for your convenience.

Anyone requiring accommodations due to a disability or physical impairment should contact Marion County Administration at 352-438-2300 at least two (2) days before a meeting.

Agenda items are posted on Marion County's website, https://www.marionfl.org, before each board meeting. Click the "Agendas & Videos" link on the homepage to download the agenda packet and back-up documentation.

The Marion County Clerk of Court keeps the official minutes and audio recordings of commission meetings, workshops and public hearings. To request a copy of these materials, contact the Clerk's Office at 352-671-5622. Marion County streams video for most board meetings, workshops and public hearings (when applicable) live online through the county's website. These recordings are archived online after meetings, but DVDs can be requested by contacting Marion County Administration at 352-438-2300.

CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
1:30 PM ROLL CALL
ANNOUNCEMENTS

1. PLANNING & ZONING - REQUEST PROOF OF PUBLICATION (AT 1:30PM):

Present Cover Documents from Planning and Zoning Commission Public Hearing

1.1. Planning and Zoning Consent Items: NONE

1.2. Planning and Zoning Items for Individual Consideration:

1.2.1. 25-L01 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

1.2.2. 25-L02 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned

1.2.3. 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for an Indoor/Outdoor Sports Complex and Event Venue Facility, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on ±4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

1.2.4. Second of Two PUBLIC HEARINGS to Approve the Second Amendment to Development Agreement (Amendment, 25-DM01) between Marion County, Florida, and Golden Ocala Equestrian Land, LLC, Equestrian Operations, LLC, Roberts Development Corporation, and R.L.R. Investments, LLC, Related to the Golden Ocala Development, Including the World Equestrian Center

1.2.5. Request Approval of a Resolution to Vacate a Portion of World Equestrian Estates Phase 1, as recorded in Plat Book 14, Page 86 (Budget Impact-Revenue $500)

1.3. Adoption of Ordinance

Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2026-22287 **Agenda Date:** 3/18/2026 **Agenda No.:**

SUBJECT:
Present Cover Documents from Planning and Zoning Commission Public Hearing

INITIATOR:
Kenneth Weyrauch, Deputy Director

DEPARTMENT:
Growth Services

DESCRIPTION/BACKGROUND:
Attached are:
• Proof of publication
• General location map for all applications being considered today
• The Planning and Zoning Commission recommendations for today's meeting
• The February 23, 2026, Planning and Zoning Commission Meeting Draft Minutes
• The draft Ordinances and Resolutions for consideration at today's meeting
• An interactive geographic information systems (GIS) map of various residential planned unit developments (PUDs) approved within unincorporated Marion County since 2016

BUDGET/IMPACT:
None

RECOMMENDED ACTION:
For information only.

Marion County
Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0042

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement: Notice of Public Hearing to Change to the Marion County Comprehensive Plan Future Land Use Element Text Including the Future Land Use Map Series for Wednesday, March 18, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on March 2, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature: Heather M Flynn

Date: 03.02.26

☐ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 2nd day of March, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced _____ as identification.

VICTORIA K. RYDER
Commission # HH 320867
Expires December 13, 2026

Signature of Notary Public

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

NOTICE OF PUBLIC HEARING TO CHANGE TO THE MARION COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TEXT INCLUDING THE FUTURE LAND USE MAP SERIES

Post Date: 03/02/2026 8:00 AM

THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS proposes to change the **MARION COUNTY COMPREHENSIVE PLAN,** as proposed by Golden Ocala Equestrian Land, LLC., to amend the text within the Marion County Comprehensive Plan Future Land Use Element, as shown in this advertisement.

A public hearing was conducted by the **Marion County Planning & Zoning Commission** on **June 30, 2025, at 5:30 p.m.**, and a transmittal public hearing was conducted by the **Marion County Board of County Commissioners** on **July 21, 2025, at 1:30 p.m.**, at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, to consider the Large-Scale Comprehensive Plan Text Amendment No. 2025-L01.

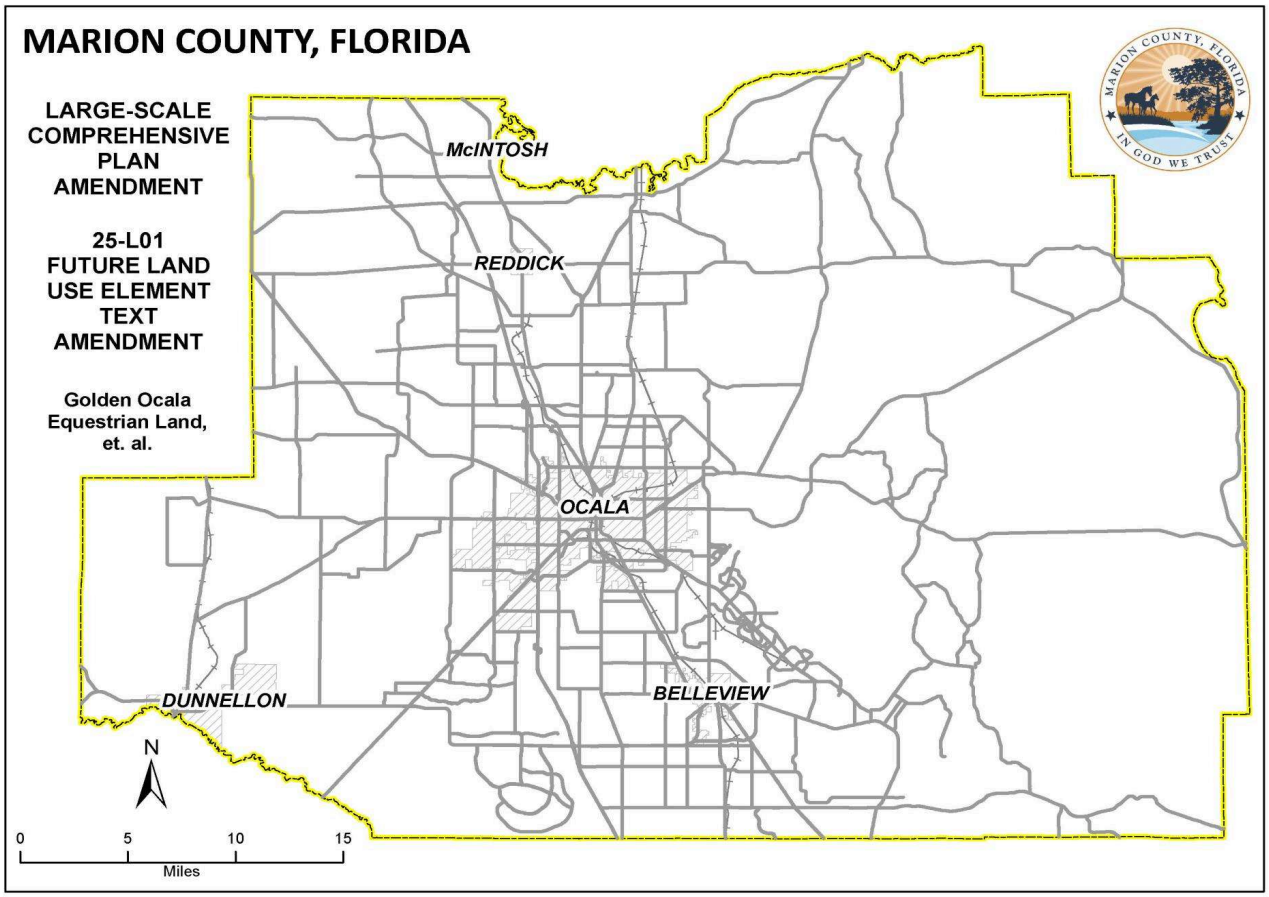
An Adoption public hearing will be conducted by the **Marion County Board of County Commissioners** on **March 18, 2026, at 1:30 p.m.,** at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, 34471, to consider an ordinance for the Large-Scale Comprehensive Plan Text Amendment 25-L01 to the Future Land Use Element.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING LARGE-SCALE TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE MARION COUNTY COMPREHENSIVE PLAN:

25-L01, GOLDEN OCALA EQUESTRIAN LAND, LLC
FUTURE LAND USE ELEMENT TEXT AMENDMENTS:
POLICY 2.1.28 – WORLD EQUESTRIAN CENTER (DEFINITION),
TABLE 2-1 – SUMMARY OF FUTURE LAND USE DESIGNATIONS,
POLICY 10.5.1 – GOLDEN OCALA,
FUTURE LAND USE MAP SERIES MAP 15.h – GOLDEN OCALA;

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

ALL INTERESTED PERSONS may appear at this public hearing and be heard regarding the proposed ordinance to amend the Comprehensive Plan.



Amend. No.	Applicant	PROPOSED LARGE-SCALE COMPREHENSIVE PLAN TEXT AMENDMENT
25-L01	Golden Ocala Equestrian Land, LLC	• Future Land Use Element Policy 2.1.28 - World Equestrian Center (changes to the future land use designation definition) with corresponding change to Future Land Use Element Table 2-1 – Summary of Future Land Use Designations; and • Future Land Use Element Policy 10.5.1 - Golden Ocala (changes to the non-residential uses and maximum entitlements) with corresponding change to Future Land Use Map Series Map 15.h – Golden Ocala

The proposed ordinance for the Large-Scale Text Amendment 25-L01 to the Marion County Comprehensive Plan may be inspected by the public, and information and materials are available at the Marion County Growth Services Department/Planning & Zoning Division, 2710 East Silver Springs Blvd, Ocala, Florida, 34470, and Telephone (352) 438-2600.

If reasonable accommodations of a disability are needed for you to participate in this meeting, please contact the ADA Coordinator/HR Director at (352) 438-2345 at least forty-eight (48) hours in advance of the hearing, so appropriate arrangements can be made.

All persons are advised that, if they decide to appeal a decision of the Board of County Commissioners of Marion County, Florida, at this public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

2026-0042

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Marion County
Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0043

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement: Notice of Public Hearing to Change to the Marion County Comprehensive Plan Future Land Use Map for Wednesday, March 18, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on March 2, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature: Heather M Flynn

Date: 03-02-26

☐ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 2nd day of March, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced _____ as identification.

VICTORIA K. RYDER
Commission # HH 320867
Expires December 13, 2026

Signature of Notary Public

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

NOTICE OF PUBLIC HEARING TO CHANGE TO THE MARION COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP

Post Date: 03/02/2026 8:00 AM

THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS proposes to change the **MARION COUNTY COMPREHENSIVE PLAN,** as proposed by Golden Ocala Equestrian Land, LLC., to amend the Future Land Use Map of the Marion County Comprehensive Plan Future Land Use Element, as shown in this advertisement.

A public hearing was conducted by the **Marion County Planning & Zoning Commission** on **June 30, 2025, at 5:30 p.m.**, and a transmittal public hearing was conducted by the **Marion County Board of County Commissioners** on **July 21, 2025, at 1:30 p.m.**, at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, to consider an ordinance for the Large-Scale Comprehensive Plan Amendment No. 2025-L02.

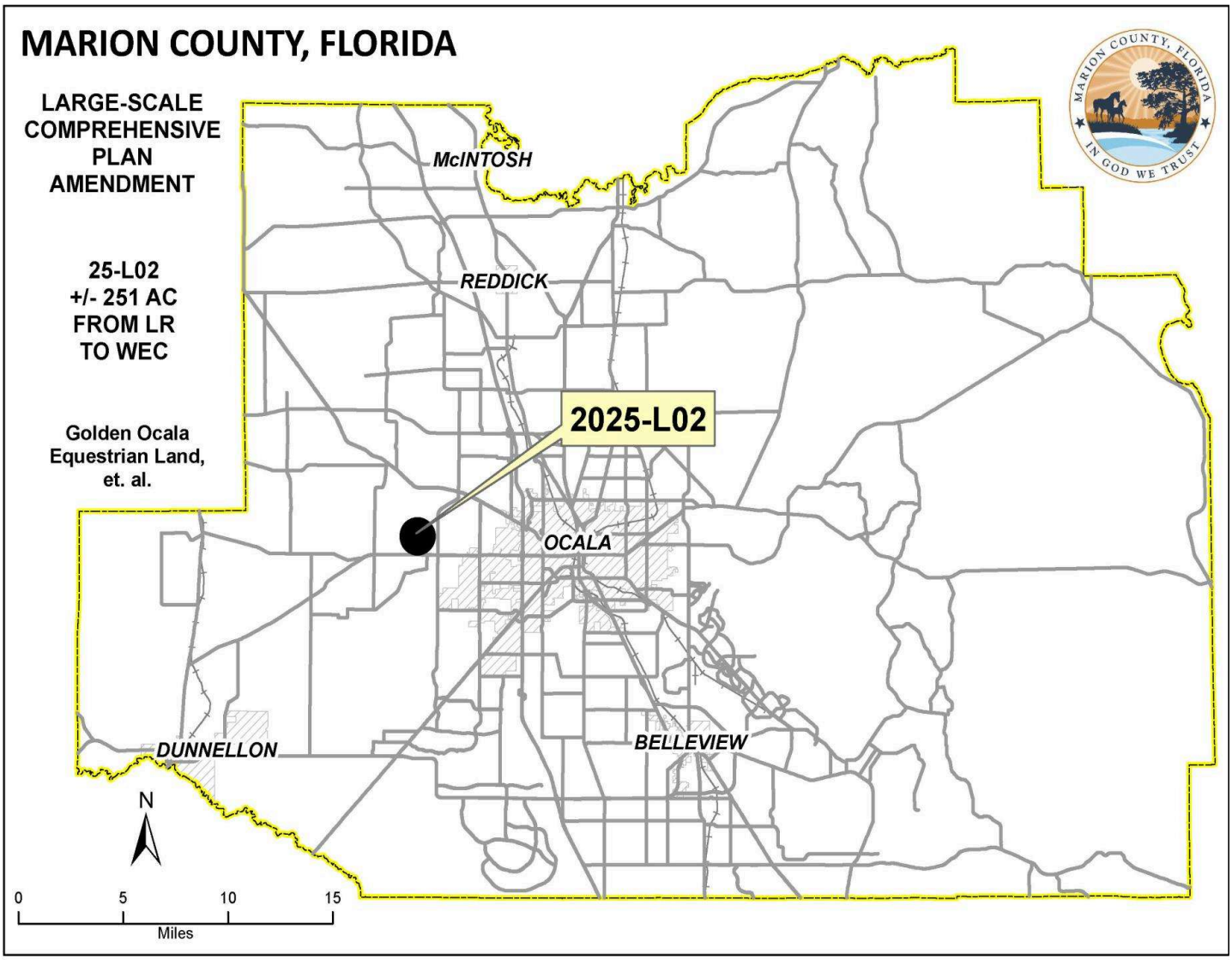
An Adoption public hearing will be conducted by the **Marion County Board of County Commissioners** on **March 18, 2026, at 1:30 p.m.,** at the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, 34471, to consider an ordinance for the Large-Scale Comprehensive Plan Amendment 25-L02 to the Future Land Use Element.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING LARGE-SCALE MAP AMENDMENT TO THE FUTURE LAND USE MAP OF THE MARION COUNTY COMPREHENSIVE PLAN:25-L02, GOLDEN OCALA EQUESTRIAN LAND, LLC., ET. AL.

FUTURE LAND USE DESIGNATION CHANGES AS FOLLOWS:
±251 ACRES, INCLUDING ALL, OR A PORTION OF,
THE FOLLOWING PARCELS
21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, 21065-000-00, 21069-010-03;
FROM LOW RESIDENTIAL (LR)
TO WORLD EQUESTRIAN CENTER (WEC)

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING AN EFFECTIVE DATE.

ALL INTERESTED PERSONS may appear at this public hearing and be heard regarding the proposed ordinance to amend the Comprehensive Plan.



Amend. No.	Applicant	PROPOSED LARGE-SCALE COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT
25-L02	Golden Ocala Equestrian Land, LLC	±251 Acres Low Residential to World Equestrian Center

The proposed ordinance for the Large-Scale Amendment 25-L02 to the Marion County Comprehensive Plan may be inspected by the public, and information and materials are available at the Marion County Growth Services Department/Planning & Zoning Division, 2710 East Silver Springs Blvd, Ocala, Florida, 34470, and Telephone (352) 438-2600.

If reasonable accommodations of a disability are needed for you to participate in this meeting, please contact the ADA Coordinator/HR Director at (352) 438-2345 at least forty-eight (48) hours in advance of the hearing, so appropriate arrangements can be made.

All persons are advised that, if they decide to appeal a decision of the Board of County Commissioners of Marion County, Florida, at this public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

2026-0043

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Marion County
Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0037

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement: Notice of Public Hearing by Marion County Board of County Commission to Consider Requests for Land Use Change, Rezoning, and/or Special Use Permit Applications for Wednesday, March 18, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on March 2, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature: Heather M Flynn

Date: 03.02.26

☐ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 2nd day of March, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced _____ as identification.

VICTORIA K. RYDER
Commission # HH 320867
Expires December 13, 2026

Signature of Notary Public

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING



Legal Notices

NOTICE OF PUBLIC HEARING BY MARION COUNTY BOARD OF COUNTY COMMISSION TO CONSIDER REQUESTS FOR LAND USE CHANGE, REZONING, AND/OR SPECIAL USE PERMIT APPLICATIONS

Post Date: 03/02/2026 8:00 AM

The Marion County Board of County Commissioners will hold a public hearing on **Wednesday, March 18, 2026, at 1:30 p.m.,** or as soon thereafter, as may be heard. The meeting will be held at the **McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida**, to consider approval of the following Comprehensive Plan Amendment, Rezoning, and/or Special Use Permit applications; and adoption of a proposed ordinance entitled:

> **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING LAND USE CHANGE, REZONING, AND SPECIAL USE PERMIT APPLICATIONS AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE**

1. 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a **Zoning Change**, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects (20201201Z and 20210302Z)to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for Indoor/Outdoor Sports Complex and Event Venue Facilities, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on approximately 4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

Proposed ordinance, staff reports, application package, and other materials of the above items may be reviewed at the Growth Services Department Planning and Zoning Division, 2710 E. Silver Springs Blvd, Ocala, Florida, (352) 438-2345. Visit www.marioncountyfl.org and click on the meetings tab on the homepage for the most up to date information.

If reasonable accommodations are needed for persons with disabilities, please contact the ADA Coordinator/HR Director at least forty-eight (48) hours in advance at (352) 438-2600, so appropriate arrangements can be made.

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2026-0037

Return to full list >>

Marion County
Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0050

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement: Notice of Public Hearing by the Board of County Commissioners of Marion County, Florida to Consider Development Agreement for Wednesday, March 18, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on March 9, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature: Heather M Flynn

Date: 03.02.26

☐ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 9th day of March, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
VICTORIA K. RYDER
Commission # HH 320867
Expires December 13, 2026

Notary Public Stamp

Signature of Notary Public

ATTACH COPY FROM WEBSITE POSTING



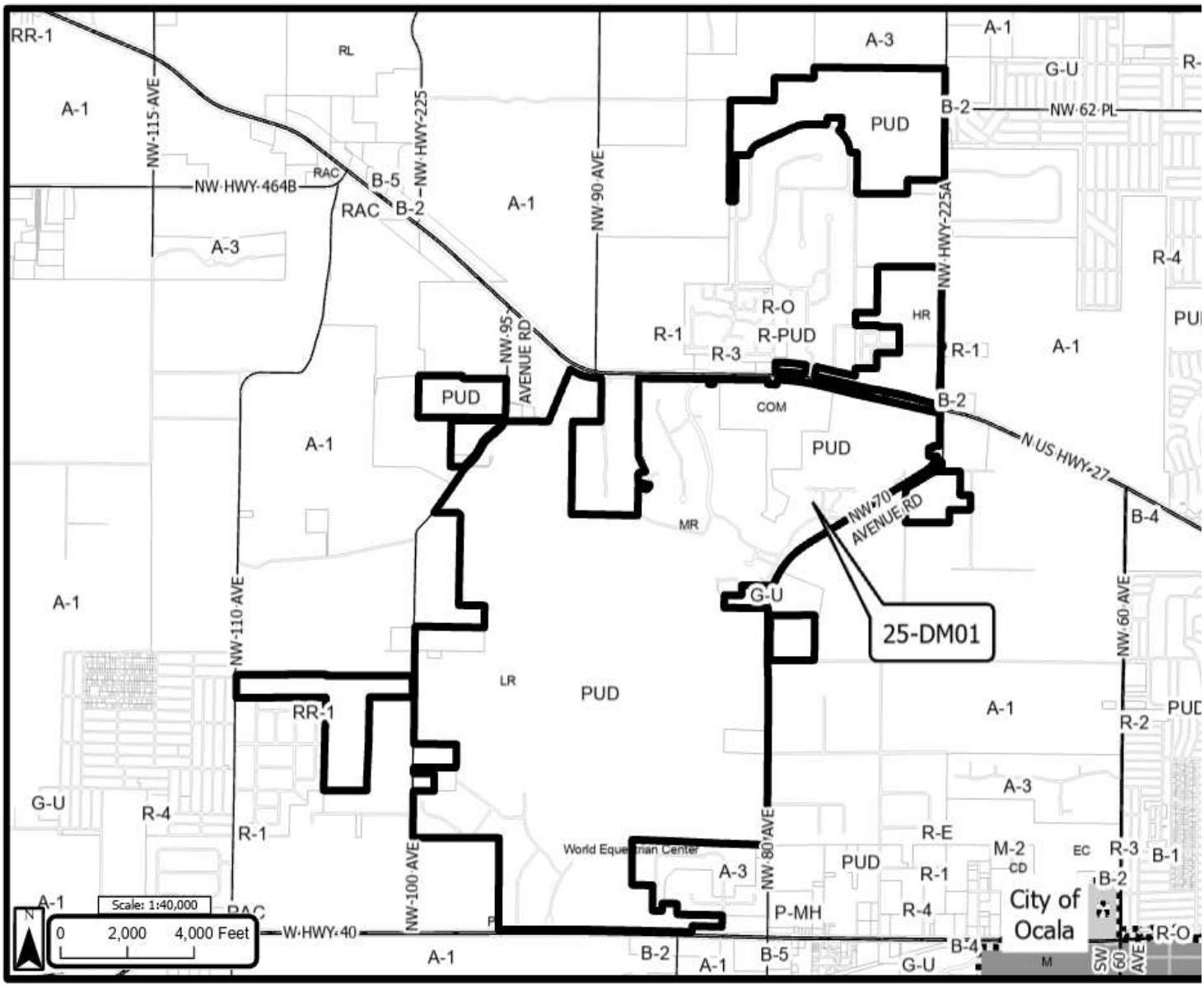
Legal Notices

NOTICE OF PUBLIC HEARING BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA TO CONSIDER A DEVELOPMENT AGREEMENT

Post Date: 03/09/2026 8:00 AM

The Marion County Board of County Commissioners will hold the second of two public hearings on **Wednesday, March 18, 2026, at 1:30 p.m., or as soon thereafter, as may be heard,** to consider approval of a Second Amendment to a Development Agreement (Agreement) to be entered into pursuant to Sections 163.3220 through 163.3243, inclusive, Florida Statutes, between **Golden Ocala Equestrian Land, LLC, Equestrian Operations, LLC, Roberts Development Corporation, RLR Investments, LLC and Marion County, Florida (County)**. The hearing will be held at McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, FL, 34471. This public hearing represents the final consideration of the proposed Agreement.

The property, known as **Golden Ocala**, consisting of ±4,277 acres that includes the World Equestrian Center, is located along the west side of NW 70th/80th Avenue/Avenue Road/CR Hwy 225A, north of W. SR Hwy 40, east of NW 110th Avenue, and south of NW 70th Street, with areas lying east of NW 70th Avenue Road south of NW 35th Street and north of NW 21st Street. A detailed legal description of the property is on file with the Marion County Growth Services Department located at 2710 East Silver Springs Boulevard, Ocala, Florida 37740. All of the property is located within the jurisdictional boundaries of Marion County. The general location of the property is further shown on the following map:



The primary purpose of this proposed Agreement is to remove the prohibition of concerts for Golden Ocala, reflect revisions and increase in the project's uses, and update terms related to the developer's concurrency, impact fee credits, and transportation improvements provisions.

The Marion County Board of County Commissioners shall receive and consider public comments regarding the proposed agreement in this public hearing. All interested parties may appear at the public hearing and be heard with respect to the proposed agreement. The proposed agreement may be reviewed at the Growth Services Department Planning and Zoning Division, 2710 E. Silver Springs Blvd, Ocala, Florida, (352) 438-2600. Visit www.marioncountyfl.org and click on the meetings tab on the homepage for the most up to date information.

If reasonable accommodations are needed for persons with disabilities, please contact the ADA Coordinator/HR Director at least forty-eight (48) hours in advance at (352) 438-2345, so appropriate arrangements can be made.

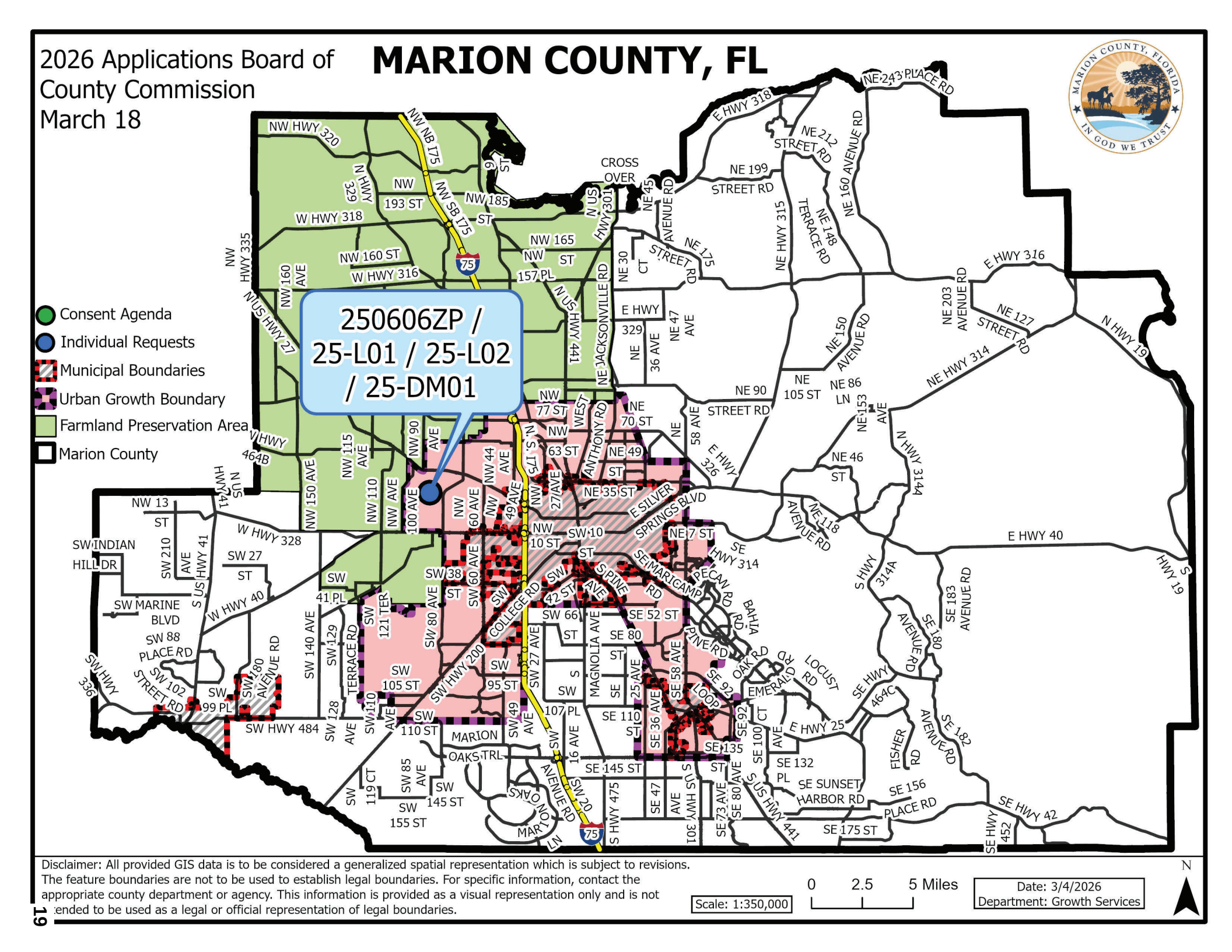
All persons are advised that, if they decide to appeal a decision of the Board of County Commissioners of Marion County, Florida at this public hearing they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

2026-0050

Return to full list >>

2026 Applications Board of County Commission
March 18

MARION COUNTY, FL



Disclaimer: All provided GIS data is to be considered a generalized spatial representation which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information, contact the appropriate county department or agency. This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries.

Scale: 1:350,000

0 2.5 5 Miles

Date: 3/4/2026
Department: Growth Services

N

Planning and Zoning Commission

Recommendation Report for the March 17 & 18, 2026 BCC Public Hearing

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on February 23, 2026, during the P&Z Commission Public Hearing

Items on the Consent Agenda

260301SU – Pasteur Cattle Co., Inc.

Special Use Permit to Allow for a new 199' (feet) Monopole Telecommunication Tower Facility, in a General Agriculture (A-1) zone, on an approximate 266.21 Acre Parcel, on Parcel Account Number 15967-000-00, No Address Assigned

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously on consent, 5-0).

260304ZC – Michelle Katiraee

Zoning Change, from Community Business (B-2) to General Agriculture (A-1) zone, for all permitted uses, on a ±2.88 Acre Portion of an overall approximate 3.26 Acre Parcel, on Parcel Account Number 06836-001-01, Site Address 2303 NW 145th Street, Citra, FL 32113

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously on consent, 5-0).

Items for Individual Consideration

260302SU – Libor & Rachael Zavalsky (PULLED FROM CONSENT)

Special Use Permit to Allow for the operation of a Kennel with 19 dogs, in a General Agriculture (A-1) zone, on an approximate 19.73 Acre Parcel, on Parcel Account Number 35581-002-03, Site Addresses 8201 and 8205 SW 27th Avenue, Ocala, FL 34476

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

26-S02 – Heather Island, LLC (PULLED FROM CONSENT)

Land Use Change, from Public (P) to High Residential (HR), on an approximate 0.74 Acre Tract, on Parcel Account Numbers 9064-1799+01, 9064-1793+05, and 9064-0000-02, No Address Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

Planning and Zoning Commission

Recommendation Report for the March 17 & 18, 2026 BCC Public Hearing

260205ZP – Heather Island, LLC (PULLED FROM CONSENT)

Zoning Change, from Single-Family Dwelling (R-1) to Planned Unit Development (PUD), for a maximum proposed total of 176 Single-Family Residential Units, on an approximate 33.56 Acre Tract, on Parcel Account Numbers 9064-1799+01, 9064-1793+05, and 9064-0000-02, No Address Assigned

Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

260102SU – Trina Lester & Roy Lester, Jr.

Special Use Permit to Allow D & D Tree & Land Clearing, Inc. to use the property to store business vehicles and equipment, in a Mixed Residential (R-4) zone, on an approximate 0.88 Acre Parcel, on Parcel Account Number 1029-005-010, Site Address 14100 NE 154th Avenue, Ft. McCoy, FL 32134

Staff recommends denial. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

260303SU – Andres Hernandez and Gladisleidys Gonzalez

Special Use Permit, to Allow two (2) horses for personal use, in a Single-Family Dwelling (R-1) zone, on an approximate 1.29 Acre Parcel, on Parcel Account Number 3490-059-007, Site Address 13516 SW 80th Street, Dunnellon, FL 34432

Staff recommends denial. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

The following items on the BCC/P&Z Agenda were heard by the P&Z Commission on June 30, 2025

25-L01 – Golden Ocala Equestrian Land, LLC, et. al

This is the second of two public hearings to consider the Large-Scale Comprehensive Plan Text Amendment 25-L01 to the Future Land Use Element.

Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

Planning and Zoning Commission

Recommendation Report for the March 17 & 18, 2026 BCC Public Hearing

25-L02 – Golden Ocala Equestrian Land, LLC, et. al

This is the second of two public hearings to consider the Large-Scale Comprehensive Plan Text Amendment 25-L02 to the Future Land Use Element.

Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned

Staff recommends approval. Planning and Zoning recommends approval (motion passed unanimously, 4-0).

250606ZP - Golden Ocala Equestrian Land, LLC, et. al.,

Requests to Amend Two Existing Planned Unit Development (PUD) Projects (20201201Z and 20210302Z)to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for Indoor/Outdoor Sports Complex and Event Venue Facilities, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on approximately 4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

Staff recommends approval. Planning and Zoning recommends approval with conditions (motion passed unanimously, 4-0).

All records pertaining to notice to property owners, all correspondence and other related information pertaining to individual Zoning Change and Special Use Permit requests are located in the Planning and Zoning Department files for record purposes.

The Marion County Planning and Zoning Commission met on June 30, 2025, at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala, Florida.

PLEDGE OF ALLEGIANCE AND INVOCATION

Michael Behar led the Invocation and the Pledge of Allegiance.

CALL TO ORDER

Board members present were Vice Chair Michael Kroitor, Andy Bonner, Michael Behar, and Jerry Lourenco.

Staff members present were Assistant County Administrator Tracy Straub, Assistant County Attorney Dana Olesky, Director Chuck Varadin, Deputy Director Ken Weyrauch, Planners Chris Rison, Kathleen Brugnoli, Sarah Wells, Erik Kramer, Jared Rivera, Administrative Manager Nate Mittler, Administrative Staff Assistant Autumn Williams, and Staff Assistant IV Kim Lamb.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION AND MAILING AND POSTING OF NOTICE

Autumn Williams read the Proof of Publication and the Affidavit of Mailing and Posting of Notice and advised that the meeting was properly advertised.

EXPLANATION OF PROCEDURE FOR HEARING REQUESTS

Vice Chairman Michael Kroitor and Assistant County Attorney Dana Olesky explained the procedure for hearing requests to the audience.

1. Items on the Consent Agenda

250703ZC – Justin and Katelyn Kardell

Zoning Change from Neighborhood Business (B-1) to Single-Family Dwelling (R-1), 0.51 Acres, Parcel Account Number 1507-004-000, Site Address 1701 NE 60th Street, Ocala, FL 34479

250704ZC – Sicurezza, LLC

Zoning Change from Single-Family Dwelling (R-1) to Mixed Residential (R-4), 0.86 Acre Tract, Parcel Account Numbers 3500-001-040 and 3500-001-046, Site Addresses 11212 and 11252 SW 109th Place Dunnellon, Florida, 34432

250707ZP – A & B Properties Services, LLC

Zoning Change from Multiple-Family Dwelling (R-3) to Residential Planned Unit Development (R-PUD), 0.55 Acre Parcel, Parcel Account Number 8004-0433-18, Address 351 Marion Oaks Boulevard, Ocala, FL 34473

Michael Behar made a motion to agree with the staff's findings and recommendations, and recommend approval of the applications on the consent agenda because they will not adversely affect the public interest, are consistent with the Marion County Comprehensive Plan, and are compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

2. Consider the Following Individual Requests

250701SU – Raney's 13708 (CASE WITHDRAWN BY APPLICANT)

Special Use Permit to Allow for Hosting Outside Music Events, Carnivals, Trade Shows, Expos, Car Shows, Food Truck Rallies, Festivals, Parties, Company Events, Speaking Events, Circus, Dance Galas, and Charity Events in a Heavy Business (B-5) Zone, 33.21Acre Parcel, Parcel Account Number 13708-000-00, Site Addresses 4121 and 4125 NW 44th Avenue, Ocala, FL 34482

This item was withdrawn by the applicant and not heard.

25-L03 – Estate of Michael Couture, Eva Couture, P.R. (CONTINUED DATE CERTAIN TO AUGUST 25, 2025)

Large-Scale Comprehensive Plan Amendment for a Future Land Use Designation Change from Rural Land (RL) to Medium Residential (MR), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

This item was continued to the August 25, 2025, Planning and Zoning Meeting.

250706ZP – Estate of Michael P. Couture, Eva Couture, P.R. (CONTINUED DATE CERTAIN TO AUGUST 25, 2025)

Zoning Change from General Agriculture (A-1) to Planned Unit Development (PUD), ±55.0 Acres, Parcel Account Number 47667-000-00, Site Address 15700 SE 73rd Avenue, Summerfield, FL 34491

This item was continued to the August 25, 2025, Planning and Zoning Meeting.

250702ZC – Kevin and Barbara Marovich (PULLED FROM CONSENT)

Zoning Change from Single-Family Dwelling (R-1) to General Agriculture (A-1), ±11.78 Acre Parcel, Parcel Account Number 36142-000-00, Site Address 7600 S Magnolia Avenue, Ocala, FL 34476

Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Kevin and Barbara Marovich, 7600 S. Magnolia, Ocala, 34476, the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Amy Morris – 7459 SW 5th Avenue, Ocala, 34476
    - Opposed to the use of SW 5th Avenue. Questions on the proposed access to the parcel and its uses. Concerns for her grandchild if this access is being used. States this road is not county-maintained and is maintained by the people who live in the area.
- Steven Griffin – 657 SW 72nd LN, Ocala, 34476
    - Opposed to the use of SW 5th Avenue. This is a small private/privately maintained road to their neighborhood, and they do not want it used as a public access.
- Armando Santos – 7498 SW 5th Avenue, Ocala, 34476
    - Opposed, provided 2 written letters of opposition at the podium. Concurs with what has already been stated and is opposed to what is being proposed for this parcel.

Andy Bonner made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Michael Behar. The motion passed unanimously, 4-0.

25-S08 – CCO Hospitality, LLC (PULLED FROM CONSENT)

Small-Scale Land Use Change from Rural Land (RL) to Medium Residential (MR), ± 0.62 Acre Portion of a ±154.74 Acre Parcel, Parcel Account Number 3634-000-001, Site Addresses 6823 & 6825 SE 12th Circle, Ocala, FL 34480

Planner Erik Kramer, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Fred Roberts, JR., 40 SE 11th Ave, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Andy Bonner made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Michael Behar. The motion passed unanimously, 4-0.

25-S09 – Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC (PULLED FROM CONSENT)

Small-Scale Land Use Change from Rural Land (RL) to Commercial (COM), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned

Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36th Ave., Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Robert Gagnon – 14201 SE 80th Avenue, Summerfield, 34491
    - In favor, feels this property has been an eyesore for years. Asks that the trees bordering his parcel be removed because they are not maintained and continue to fall on his fence, and he has to fix it.
- Jo Cummings – 14345 SE 80th Avenue, Summerfield, 34491
    - Opposed, feels this request is not compatible with this area. States there are supposed to be shrubs to block the noise and sight of the existing PRV, but those were not maintained and have since died, no longer acting as a buffer at all. Feels the growth in the area is encroaching on the rural land in this area. The trees that are there are the only barrier to the existing PRV, and does not want them removed.
- David Cummings - 14345 SE 80th Avenue, Summerfield, 34491
    - Opposed, states he rescues bees. Feels the pesticides the RV park will spray will destroy his beehives. Concerns for the wildlife that are currently living in these 20 acres, they will have nowhere to go if they clear this land. The trees buffer his parcel from Highway 441. Feels the growth in the area is encroaching on the rural land in this area, and that the horse country is being destroyed. Concerns of traffic congestion becoming a bigger issue as more development has already been approved in the area.

- Mira Korber – 6555 SW 59th Street, Ocala, 34474
    - Opposed, concerns about the environmental impact this will cause. Questions why there are boundaries, such as the Urban Growth Boundary, if these types of requests are allowed to happen in areas not designated.

Jerry Lourenco made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed, 3-1, with Michael Behar dissenting.

250705ZC (with 25-DA02) Raymond Rains, Serving as Personal Representative of the Estate of John Rains, SR., LLC (PULLED FROM CONSENT)

Zoning Change from General Agriculture (A-1) to Recreation Vehicle Park (P-RV), 20.0 Acre Parcel, Parcel Account Number 45984-000-00, No Address Assigned, Accompanied by a Developer's Agreement (25-DA02) Proposed in Addition to this Zoning Change Request

Deputy Director Ken Weyrauch, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36th Ave., Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-S09 would also be applied to the present case and shall be incorporated by the previous reference.

Jerry Lourenco made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed, 3-1, with Michael Behar dissenting.

25-S04 – Thomas R. Moore

Small-Scale Land Use Change from Rural Land (RL) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL 34482

Planner Kathleen Brugnoli, Growth Services, presented the case and read the report into the record. Staff recommends denial.

David Tillman, 1720 SE 16th Ave., Bldg. 100, Ocala, 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Nancy Cavaignac – 8515 NW HWY 225A, Ocala, 34482
    - Opposed, traffic concerns. She does not want heavy trucks and equipment on the roads that are already in poor condition. Feels this use is not needed in this area. Wants the Farmland Preservation Area protected and preserved.
- Lena Sandlin – 12720 W HWY 328, Ocala 34482
    - Opposed, feels there are enough of these businesses in this area. Asks when the growth will stop? Wants the Farmland Preservation Area protected and preserved.
- Busy Shires – 4899 NW 90th Avenue, Ocala, 34482
    - Opposed, this request is within the Farmland Preservation Area and does not feel it meets the requirement to be used for a Rural Activity Center (RAC). The existing RAC in the area is not being fully used/developed at this time, and thinks this should be utilized first before adding to it. Describes approving this as inefficient commercial sprawl. Concerns that once the land use change and zoning change are approved, it opens doors for a number of other uses than what is being proposed today.

Michael Behar made a motion to agree with the staff's findings and recommendation, and recommend denial of this application because it will adversely affect the public interest, is not consistent with the Marion County Comprehensive Plan, and is not compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed, 3-1, with Jerry Lourenco dissenting.

250207ZC – Thomas R. Moore

Zoning Change from General Agriculture (A-1) to Rural Activity Center (RAC), ±18.72 Acre Portion of a 23.62 Acre Parcel, Parcel Account Number 13002-000-00, Site Address 6853 W Highway 326, Ocala, FL

Planner Kathleen Brugnoli, Growth Services, presented the case and read the report into the record. Staff recommends denial.

David Tillman, 1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-S04 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Behar made a motion to agree with the staff's findings and recommendation, and recommend denial of this application because it will adversely affect the public interest, is not consistent with the Marion County Comprehensive Plan, and is not compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

25-L01 – Golden Ocala Equestrian Land, LLC, et. al

Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

Senior Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36th Ave., Ocala, FL 34471, Eric Sullivan, 445 Harbor DR. S, Indian Rocks Beach, 33785, and David Tillman, 1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

The following members of the public spoke during Public Comment:

- Busy Shires – 4899 NW 90th Avenue, Ocala, 34482
  - Opposed, not to what is proposed, but where it is being proposed. She feels the proposed use will be located in the wrong area because the land falls within the Farmland Preservation Area. States this particular land was already removed from the Farmland Preservation Area and Urban Growth Boundary to act as a buffer for the existing horse farms. Feels these applications propose to undo all those things previously negotiated with the World Equestrian Center. States that there are no horses included in this request, making the application inconsistent with the Farmland Preservation Area.

- Ashley Johnson – 7744 NW 90th Avenue, Ocala, 34482
  - Opposed, works in the Farmland Preservation Area, and is constantly told by clients how beautiful this area is. She concurs with what was previously stated. Feels the Farmland Preservation Area should be protected. States that this proposed use can be done somewhere else within the county.

- Jenny Sesser – 12191 N Magnolia Avenue, Ocala, 34475
  - Opposed, feels this requested change breaches prior agreements, which prohibited these types of uses. Does not think this proposal is compatible with the area. States that the pesticides used to maintain these fields will ruin the soil. Feels the soccer fields are not as beautiful as a horse farm. Asks what kind of effect the noise and disruption from this type of facility will have on the horses in the area. Not opposed to what they are requesting, but is opposed to the location it is being proposed.

- Ira Stern – 4935 NW 135th Street, Reddick, 32686
  - Opposed, states this is part of the Farmland Preservation Area. Asks what the effect of these fields and hotels will be on our water sources? Asks how this will be mitigated, will there be land added to the Farmland Preservation Area? How will this affect the sports complex on 38th, which he always sees empty?

- Tim Gant – 17820 SW 3rd Street, Micanopy, 32667
  - Opposed, concurs with what has been previously stated. Asks what is the public interest in this request? How much revenue may or may not be brought to Marion County? Feels the community as a whole should be considered when speaking on public interest, and not just the applicant making the request.

- Ken Davis – 731 NE 95th Street, Ocala, 34479
  - Opposed, feels this is a deplorable thing coming to Marion County. Where is the water coming from to maintain these fields? States concerns for our Aquaphor. Asks how much of the stated revenue will actually trickle down and come into the county or stay on site for the applicant's own profits?

- Mira Korber – 6555 SW 59th Street, Ocala, 34474
  - Opposed, states that a sports facility does not support the horse community in any way. What is the community they are supporting, then?

- Nancy DiMaggio – 3358 NW 54th Court, Ocala, 34482
  - Opposed, states that what is proposed is similar to an ESP sports complex and explained that they cannot fill this more than a few event days a year, but it is mostly vacant. Concerns with the amount of water and pesticide that will be used to maintain these fields.

- Carol Demme – 11701 NW 13th Street, Ocala, 34482
  - Opposed, feels the signs were not appropriately posted, and does not think a 300ft mailing buffer is appropriate. Has safety concerns for the people who bike in this area. Traffic concerns. Feels this is not the area for this.

- Lena Sandlin – 12720 W 328, Ocala, 34482
  - Opposed, does not feel this is a good fit for the area. States her main concern is that the requested use includes building a concert hall and ice rink. Does not feel the community needs this here and asks to keep the agricultural integrity of the area.

- Greg Wheeler – 10137 NW 19th Place, Ocala, 34482
  - Opposed, concerned about the lights, bright neon colors, and noise of PA systems. Feels noise and lighting is already an issue here.

- Mark Savage – 4275 SW 177th Court, Dunnellon, 34432
  - Opposed, no interest in seeing Ft Lauderdale style development here in Marion County. Has no interest in the proposed request.

- Nancy Cavaignac – 8515 NW HWY 225A, Ocala, 34482
  - Opposed, concerns of noise disruption to the horses. States she can already see the existing lights. Feels this will lead to people not bringing their horses here. Concerns about the pesticides that will be used to keep the fields pristine. Asks who is going to benefit from this? Concerns for increased numbers of sinkholes and negative effects on the springs.

Michael Behar made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

25-L02 – Golden Ocala Equestrian Land, LLC, et. al

Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned

Senior Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36th Ave., Ocala, FL 34471, Eric Sullivan, 445 Harbor DR. S, Indian Rocks Beach, 33785, and David Tillman, 1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-L01 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Behar made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

250606ZP – Golden Ocala Equestrian Land, LLC, et. al

Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for an Indoor/Outdoor Sports Complex and Event Venue Facility, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on ±4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

Senior Planner Chris Rison, Growth Services, presented the case and read the report into the record. Staff recommends approval.

Jimmy Gooding, 1531 SE 36th Ave., Ocala, FL 34471, Eric Sullivan, 445 Harbor DR. S, Indian Rocks Beach, 33785, and David Tillman, 1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471, on behalf of the property owner and applicant, addressed the Board.

Vice Chair Michael Kroitor stated for the record that the board would presume that the public comment previously stated in companion case 25-L01 would also be applied to the present case and shall be incorporated by the previous reference.

Michael Behar made a motion to agree with the staff's findings and recommendation, and recommend approval of this application because it will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Seconded by Andy Bonner. The motion passed unanimously, 4-0.

3. **Other Business**

4. **Review the Minutes of the Previous Meeting**

Michael Behar made a motion to approve the minutes from the May 28, 2025, Planning and Zoning Commission meeting. Seconded by Jerry Lourenco. The motion passed unanimously, 4-0.

ADJOURNMENT

The meeting adjourned at 8:52 PM

Attest:

Autumn Williams
Administrative Staff Assistant

Greg Lord, Chairman

Planning & Zoning Attendance Report

2025		January	February	March	April	May	June	July	August	September	October	November	December
Michael Behar	Board Member	X	X		X		X						
Danny Gaekwad	Board Member	X	X	X		X							
Greg Lord	Board Member	X		X	X	X							
Jerry Lourenco	Board Member		X	X	X	X	X						
Michael Kroitor	Board Member	X	X	X	X		X						
Andy Bonner	Board Member	X	X	X	X	X	X						
Donald Johnson	Board Member	-	-	-	-	X							
*Thomas Fisher	Alternate	X	X	X	X	X							
*Paul Stentiford	Alternate	-	-	-	-	-							

X Present

ORDINANCE NO. 26 - __

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; PROVIDING FOR FINDINGS; ADOPTING AMENDMENT 25-L01; LARGE-SCALE TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE MARION COUNTY COMPREHENSIVE PLAN:

25-L01, GOLDEN OCALA EQUESTRIAN LAND, LLC
FUTURE LAND USE ELEMENT TEXT AMENDMENTS:
POLICY 2.1.28 – WORLD EQUESTRIAN CENTER (DEFINITION),
TABLE 2-1 – SUMMARY OF FUTURE LAND USE DESIGNATIONS,
POLICY 10.5.1 – GOLDEN OCALA,
FUTURE LAND USE MAP SERIES MAP 15.h – GOLDEN OCALA;

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01(1)(g), Florida Statutes, empowers the Board of County Commissioners of Marion County, Florida ("Board") to prepare and enforce comprehensive plans to plan for and manage the development of the County; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empowers and requires the Board of County Commissioners of Marion County to (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the County; and

WHEREAS, the Board of County Commissioners of Marion County, Florida, further considered all oral and written comments received during said public hearing, including the data and analysis packages; and

WHEREAS, the Marion County Planning & Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on June 30, 2026, at 5:30 p.m., to consider Amendment No. 25-L01. The Planning & Zoning Commission considered the Growth Services Department's recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of facts related to:

1. Whether the granting of the amendment will not adversely affect the public interest.
2. Whether the proposed amendment is compatible with land uses in the surrounding areas.
3. Whether the proposed amendment is consistent with Chapter 163, Florida Statutes, and the Marion County Comprehensive Plan, and

WHEREAS, the Board conducted an advertised transmittal public hearing on July 21, 2025, at 1:30 p.m., to consider Amendment No. 25-L01, the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, public comment received, and acted to transmit the Amendment to the Florida Department of Economic

Opportunity (DEO) and other designated agencies for review consistent with Chapter 163.3184, Florida Statutes, and

WHEREAS, the DEO and other agencies received Amendment 25-L01, and provided comments but had no objections regarding the proposed Amendment, and

WHEREAS, the Board conducted an advertised adoption public hearing on March 18, 2026, at 1:30 p.m., to consider Amendment No. 25-L01, the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, the agency transmittal review responses received (if any), and public comment received, and acted to adopt the Amendment.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. LARGE-SCALE AMENDMENT APPROVAL. The Board hereby approves the below-listed large-scale text amendment and authorizes the necessary amendment to Comprehensive Plan Future Land Use Element Text attached hereto as Exhibits "A," "B," and "C," and by this reference made part hereof, based on affirmative findings that the Amendment is compatible with the surrounding land uses, consistent with Chapter 163, Florida Statutes, and the Marion County Comprehensive Plan, and is not adverse to the public interest:

Amend. No.	Applicant	PROPOSED LARGE-SCALE COMPREHENSIVE PLAN TEXT AMENDMENT
25 -L01	Golden Ocala Equestrian Land, LLC	*Future Land Use Element Policy 2.1.28 - World Equestrian Center (changes to the future land use designation definition) with corresponding change to Future Land Use Element Table 2-1 – Summary of Future Land Use Designations; and* *Future Land Use Element Policy 10.5.1 - Golden Ocala (changes to the non-residential uses and maximum entitlements) with corresponding change to Future Land Use Map Series Map 15.h – Golden Ocala*

SECTION 2. APPEALS. Any affected person may file a petition with the Division of Administrative Hearings pursuant to Sections 120.569 and 120.57, Florida Statutes, to request a hearing to challenge the compliance of this large-scale amendment with Chapter 163, Part II, Florida Statutes, within 30 days following the adoption date of this ordinance.

SECTION 3. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining portions and provision of this ordinance shall remain in full force and effect.

SECTION 4. CONFLICTS. In the event of any conflict or inconsistency between the text of this Objective 3.3 Farmland Preservation Area, Policy 3.3.1, and any other county ordinance or part thereof, the provisions of this Objective 3.3, Policy 3.3.1 shall prevail to the extent of such conflict or inconsistency

SECTION 5. EFFECTIVE DATE. This large-scale amendment shall not become effective until 31 days after the DEO, as the State Land Planning Agency, determines the Amendment

adoption package is complete and no petition is filed by an affected party. If the large-scale amendment is challenged within 30 days after adoption, the large-scale amendment shall not become effective until the DEO or the Administration Commission, respectively, issues a final order determining the adopted large-scale amendment is in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

SECTION 6. CERTIFIED COPY. A certified copy of this ordinance shall be filed with the Department of State by the clerk and shall take effect upon filing with the Department of State, subject to the limitation set forth above.

SECTION 7. COPY ON FILE. This original ordinance shall be filed with the Clerk of the Circuit Court and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department/Planning & Zoning Division for public inspection.

DULY ADOPTED with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 18th day of March, 2026.

BOARD OF COUNTY COMMISIONERS
MARION COUNTY, FLORIDA

_____
CARL ZALAK III, CHAIRMAN

ATTEST:

_____
GREGORY C. HARRELL, CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

_____
MATTHEW MINTER, COUNTY ATTORNEY

DRAFT

EXHIBIT "A"

Text Amendment to FLUE Policy 2.1.28

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), sports facilities and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No 22-26 dated June 21, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC).

EXHIBIT "B"

Amendment to FLUE Table 2-1
(Reflects Amendment to FLUE Policy 2.1.28)

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			
Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	*Rural Area (Outside UGB)*		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h~~.~~ (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	Urban Area (Inside UGB)		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities, Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

EXHIBIT "C"

Text Amendment to FLUE Policy 10.5.1

REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala
[*Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy.*]

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendment s 2017-L02 and 2017-D05; ~~and~~ (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02; (d) FLUM Amendment 2024-____ and FLUM Amendment 2024-____ concerning ~~-~~approximately 4,276.21 acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.

2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.

3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium -Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facility~~y~~ies	~~13,500 seats~~210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,~~3~~650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

EXHIBIT "C" CONTINUED

Text Amendment to FLUE Policy 10.5.1

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:

   A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").

   B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2024- and 2024- neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.

6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.

8. Development of:

   A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.

   B. Equestrian Estate lots:

      1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and

      2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

EXHIBIT "C" CONTINUED

Text Amendment to FLUE Policy 10.5.1

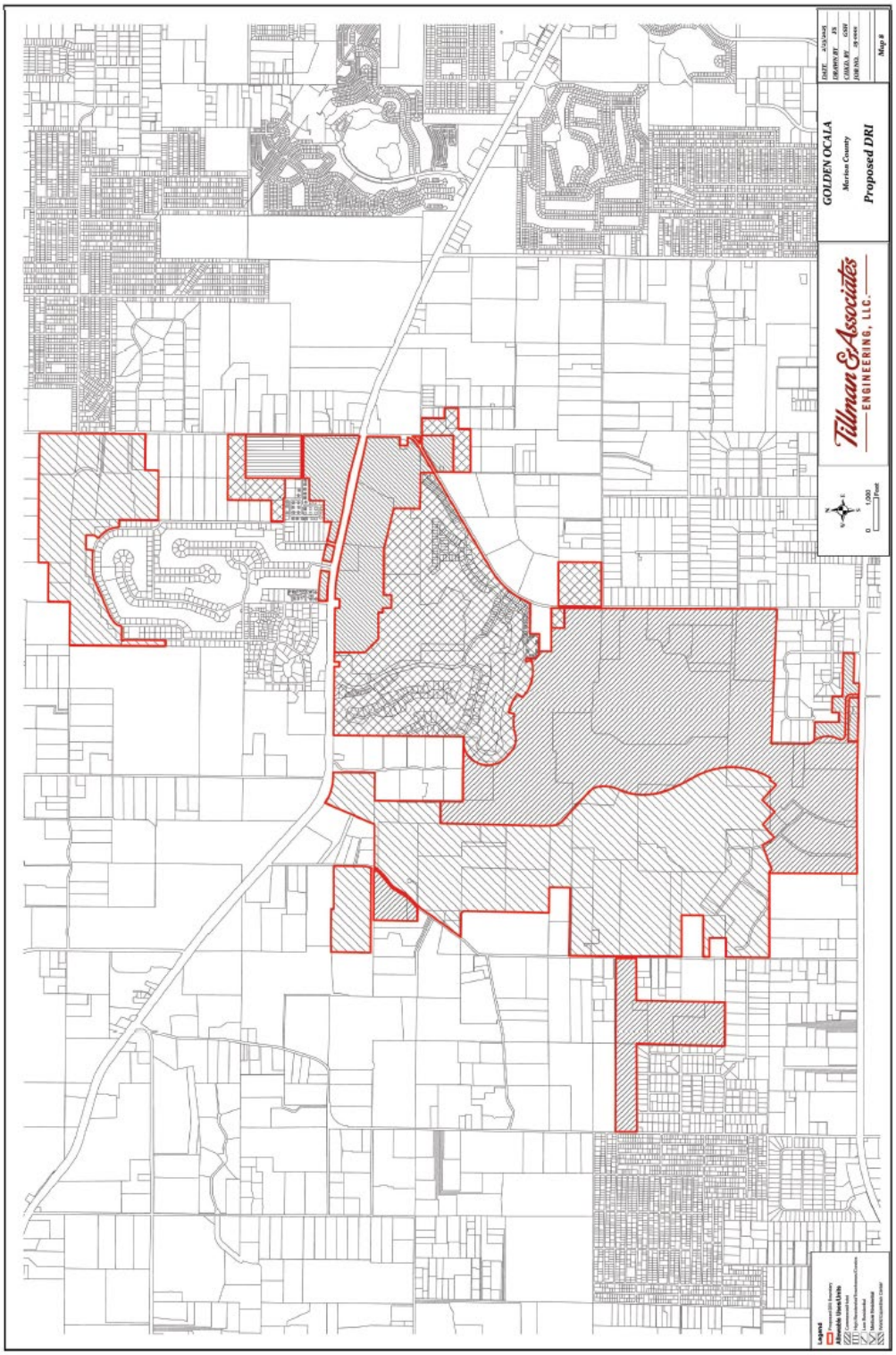
9. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.

10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date~~.~~) and FLUM Amendment 2022-L02.

DRAFT

EXHIBIT “DC”

Text Amendment to FLUE Map 15.h



ORDINANCE NO. 26-___

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA; ADOPTING THE FOLLOWING LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES (FLUMS) OF THE MARION COUNTY COMPREHENSIVE PLAN:

25-L02, GOLDEN OCALA EQUESTRIAN LAND, LLC., ET. AL.
FUTURE LAND USE DESIGNATION CHANGES AS FOLLOWS:
±251 ACRES, INCLUDING ALL, OR A PORTION OF,
THE FOLLOWING PARCELS
21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, 21065-000-00, 21069-010-03;
FROM LOW RESIDENTIAL (LR)
TO WORLD EQUESTRIAN CENTER (WEC)

FROM LOW RESIDENTIAL TO WORLD EQUESTRIAN CENTER (WEC)

PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR FINDINGS; PROVIDING FOR APPEALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Marion County, Florida, (Board) is responsible for and has established the Comprehensive Plan Future Land Use Designation of parcels of property in the unincorporated area of Marion County as reflected in the Future Land Use Map Series, and

WHEREAS, the Board has authority to approve large-scale amendments to the Comprehensive Plan consistent with the provisions of Section 163.3184, Florida Statutes, and

WHEREAS, the property owner submitted Application No. 25-L02 for a large-scale amendment to the Comprehensive Plan and such application identifies the subject property by suitable legal description, or by parcel numbers, and such identification of property is hereby incorporated into this ordinance by reference, and the property description, illustration, and map are attached hereto as Exhibits “A1,” “A2,” and “B,” and

WHEREAS, the Marion County Planning & Zoning Commission, acting as the Local Planning Agency, conducted an advertised public hearing on June 30, 2026, at 5:30 p.m., to consider Amendment No. 25-L02. The Planning & Zoning Commission considered the Growth Services Department’s recommendation, received public comment, and made recommendations to the Board regarding the Amendment, including findings of facts related to:

1. Whether the granting of the amendment will not adversely affect the public interest.
2. Whether the proposed amendment is compatible with land uses in the surrounding areas.
3. Whether the proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan, and

WHEREAS, the Board conducted an advertised transmittal public hearing on July 21, 2025, at 1:30 p.m., to consider Amendment No. 25-L02, the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, public comment received, and acted to transmit the Amendment to the Florida Department of Economic Opportunity (DEO) and other designated agencies for review consistent with Chapter 163.3184, Florida Statutes, and

WHEREAS, the DEO and other agencies received Amendment 25-L02, and provided comments but had no objections regarding the proposed Amendment, and

WHEREAS, the Board conducted an advertised adoption public hearing on March 18, 2026, at 1:30 p.m., to consider Amendment No. 25-L02, the Growth Services Department's recommendation, the Planning and Zoning Commission's recommendation, the agency transmittal review responses received (if any), and public comment received, and acted to adopt the Amendment.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. LARGE-SCALE AMENDMENT APPROVAL. The Board hereby approves the below-listed large-scale amendment and authorizes the necessary amendment to Comprehensive Plan Future Land Use Element Map #1 "*Marion County 2035 Future Land Use Map,*" with Exhibits "A" and "B" attached hereto and by this reference made part hereof, based on affirmative findings that the Amendment is compatible with the surrounding land uses, consistent with Chapter 163, Florida Statutes, and the Marion County Comprehensive Plan, and is not adverse to the public interest:

25-L02, GOLDEN OCALA EQUESTRIAN LAND, LLC., ET. AL.
FUTURE LAND USE DESIGNATION CHANGES AS FOLLOWS:
±251 ACRES, INCLUDING ALL, OR A PORTION OF,
THE FOLLOWING PARCELS
21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, 21065-000-00, 21069-010-03;
FROM LOW RESIDENTIAL (LR)
TO WORLD EQUESTRIAN CENTER (WEC)

SECTION 2. APPEALS. Any affected person may file a petition with the Division of Administrative Hearings pursuant to Sections 120.569 and 120.57, Florida Statutes, to request a hearing to challenge the compliance of this large-scale amendment with Chapter 163, Part II, Florida Statutes, within 30 days following the adoption date of this ordinance.

SECTION 3. SEVERABILITY. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining portions and provision of this ordinance shall remain in full force and effect.

SECTION 4. CONFLICTS. In the event that any other Ordinances are in conflict with this Ordinance, the provisions of this Ordinance shall prevail with respect to this property.

SECTION 5. EFFECTIVE DATE. This large-scale amendment shall not become effective until 31 days after the DEO, as the State Land Planning Agency, determines the Amendment adoption package is complete and no petition is filed by an affected party. If the large-scale amendment is challenged within 30 days after adoption, the large-scale amendment shall not become effective until the DEO or the Administration Commission, respectively, issues a final order determining the adopted large-scale amendment is in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

SECTION 6. CERTIFIED COPY. A certified copy of this ordinance shall be filed with the Department of State by the clerk and shall take effect upon filing with the Department of State, subject to the limitation set forth above.

SECTION 7. COPY ON FILE. This original ordinance shall be filed with the Clerk of the Circuit Court and a certified copy of this ordinance shall be on file in the Marion County Growth Services Department/Planning & Zoning Division for public inspection.

DULY ADOPTED with a quorum present and voting, by the Board of County Commissioners of Marion County, Florida, this 18th day of March, 2026.

BOARD OF COUNTY COMMISIONERS
MARION COUNTY, FLORIDA

_____
CARL ZALAK, III, CHAIRMAN

ATTEST:

_____
GREGORY C. HARRELL, CLERK

APPROVED AS TO LEGAL FORM AND SUFFICIENCY

_____
MATTHEW MINTER, COUNTY ATTORNEY

DRAFT

EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 1 THROUGH 20, INCLUSIVE, AND LOT 48, AND A PORTION OF TRACT "A", WORLD EQUESTRIAN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 86, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, ALL BEING IN TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE N36°58'36"E ALONG A NORTH LINE OF LOT 17 OF SAID PLAT, 28.55 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S54°14'14"E, 64.99 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S47°03'40"E, 60.99 FEET TO THE WEST CORNER OF LOT 20, OF SAID PLAT; THENCE DEPARTING SAID NORTH LINE OF LOT 17, PROCEED N69°16'37"E, ALONG THE NORTH LINE OF SAID LOT 20 AND ITS NORTHEASTERLY EXTENSION THEREOF, 796.97 FEET TO A POINT ON AN EASTERLY LINE OF SAID PLAT, SAID POINT ALSO BEING ON THE ARC OF A NON–TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1170.00 FEET AND A CENTRAL ANGLE OF 12°48'07"; THENCE NORTHERLY ALONG SAID LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 261.42 FEET (CHORD BEARING AND DISTANCE OF N14°19'20"W, 260.88 FEET) TO THE SOUTHWEST CORNER OF LOT 47 OF AFORESAID PLAT; THENCE N82°04'43"E ALONG THE SOUTH LINE OF SAID LOT 47, A DISTANCE OF 532.39 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S16°14'28"E, 143.88 FEET; THENCE N68°26'23"E, 616.32 FEET TO A POINT ON THE ARC OF A NON–TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 25°19'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 455.28 FEET (CHORD BEARING AND DISTANCE OF S34°13'23"E, 451.58 FEET); THENCE S46°53'10"E, 678.36 FEET TO A POINT ON THE ARC OF A NON–TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2170.00 FEET AND A CENTRAL ANGLE OF 6°00'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 227.62 FEET (CHORD BEARING AND DISTANCE OF N35°39'55"E, 227.51 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE S87°49'01"E, ALONG SAID NORTH LINE, 959.25 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°19'42"W, 1101.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 362.00 FEET AND A CENTRAL ANGLE OF 41°55'17"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 264.86 FEET (CHORD BEARING AND DISTANCE OF S20°37'57"E, 258.99 FEET); THENCE S41°35'35"E, 22.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 519.00 FEET AND A CENTRAL ANGLE OF 58°07'15"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 526.47 FEET (CHORD BEARING AND DISTANCE OF S12°31'58"E, 504.19 FEET); THENCE S16°31'40"W, 229.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 16°12'25"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 212.15 FEET (CHORD BEARING AND DISTANCE OF S08°25'27"W, 211.44 FEET); THENCE S00°19'14"W, 337.09 FEET TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF WEST HIGHWAY No. 40 (200 FEET WIDE); THENCE N88°52'18"W, ALONG SAID RIGHT–OF–WAY LINE, 1289.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22951.32 FEET AND A CENTRAL ANGLE OF 1°15'22"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID RIGHT–OF–WAY LINE, AN ARC LENGTH OF 503.17 FEET (CHORD BEARING AND DISTANCE OF N89°36'24"W, 503.16 FEET); THENCE CONTINUE ALONG SAID RIGHT–OF–WAY LINE, S89°50'55"W 2111.24 FEET TO THE INTERSECTION WITH THE WEST LINE OF AFORESAID NORTHEAST 1/4 OF SECTION 14; THENCE DEPARTING SAID RIGHT–OF–WAY LINE, PROCEED N00°20'28"E ALONG SAID WEST LINE, 2644.25 FEET TO THE POINT OF BEGINNING.

EXHIBIT “A” CONTINUED

Sketch of Description

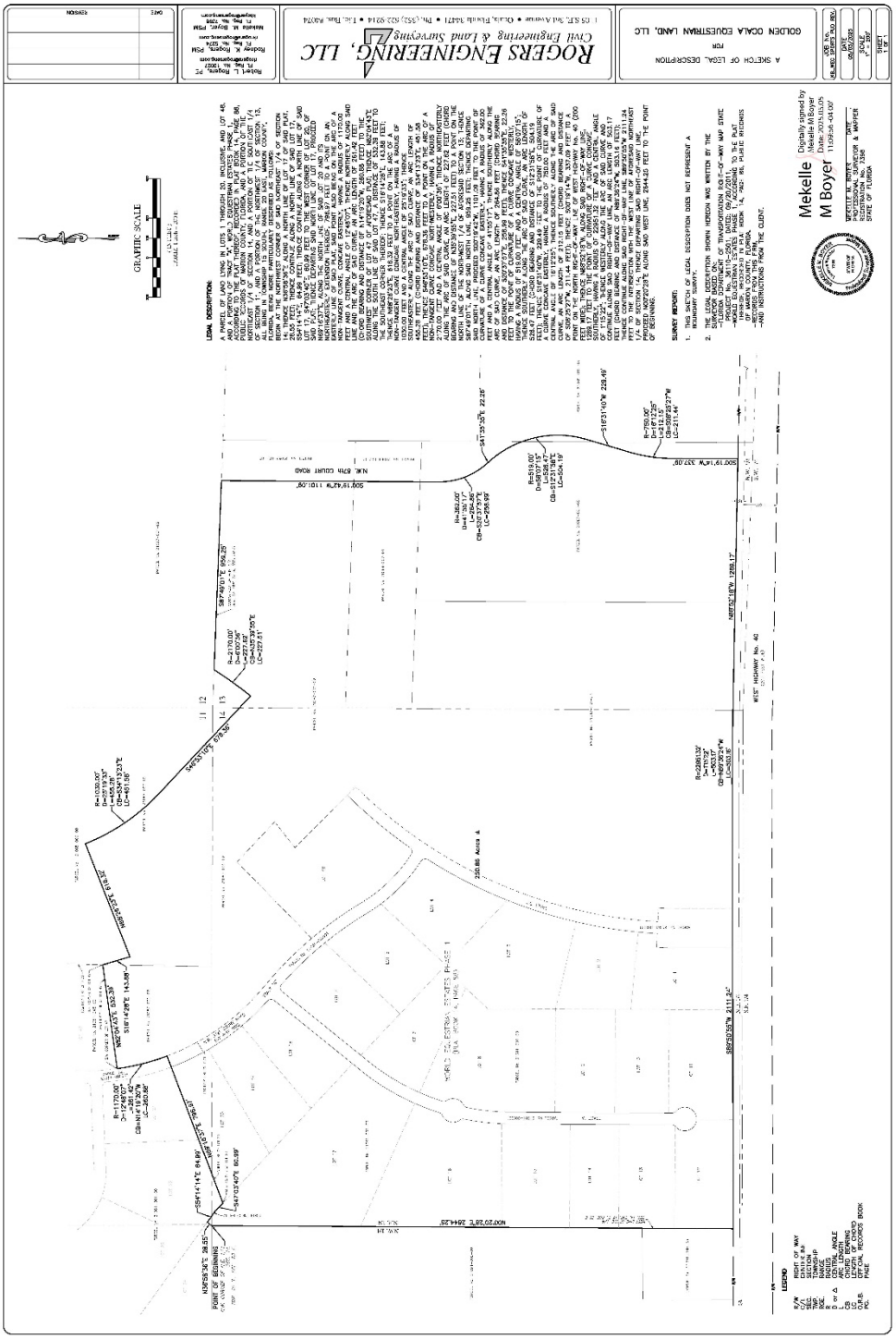
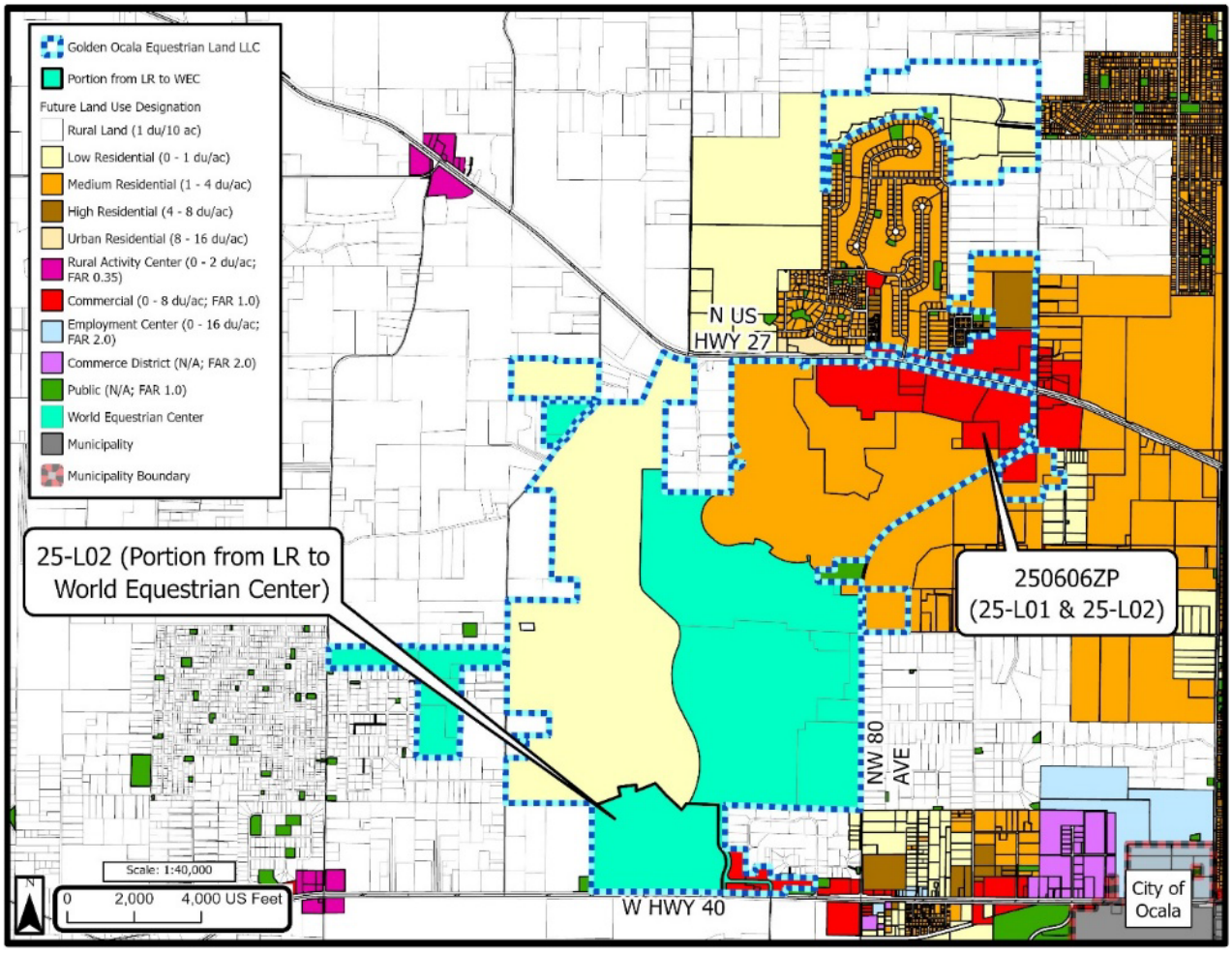


EXHIBIT "B"
FLUE MAP AMENDMENT



RESOLUTION NO. 26-R-__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING THE MODIFICATION AND COMBINATION OF TWO EXISTING PLANNED UNIT DEVELOPMENTS (PUD 201201Z AND 210302Z) INTO ONE ON A ±4,276.21 ACRE TRACT FOR GOLDEN OCALA EQUESTRIAN LAND, LLC, ET AL ZONING CASE NUMBER 250606ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application to modify and combine two (2) existing Planned Unit Developments (201201Z and 210302Z) into one (1) Planned Unit Development (PUD 250606ZP) was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on June 30, 2025; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Wednesday, March 18, 2026. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. MODIFICATION AND COMBINATIONATION OF THE PLANNED UNIT DEVELOPMENT (PUD 201201Z AND 210302Z) APPLICATION 250606ZP – Golden Ocala Equestrian Land, LLC, et al, the application requesting a modification to the Planned Unit Development (PUD), Articles 2 and 4 of the Marion County Land Development Code, as submitted by David Tillman, with Tillman & Associates Engineering, LLC, Ocala, FL 34471, to allow for a modification of Planned Unit Development (PUD 201201Z and 210302Z) to unite two (2) existing Planned Unit Development (PUD) projects (PUD 201201Z and 210302Z**)** into a single PUD project and amend a portion of the united PUD to allow for indoor/outdoor sports complex and venue facilities, along with establishing and modifying development standards for the new and existing uses, on an approximate 4,276.21 Acre Tract, on Multiple Parcel Account Numbers encompassing Golden Ocala and World Equestrian Center, multiple addresses and/or no addresses assigned.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners has considered the approval recommendation and findings of the Growth Services staff and the Planning and Zoning Commission regarding approval of the Planned Unit Development, and following public comment, the Board agrees with those affirmative findings and approves the Planned Unit Development subject to the following development conditions:

1. The PUD shall be developed consistent with the conditions outlined herein and the requirements of Marion County Comprehensive Plan Future Land Use Element Policy 10.5.1., and the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].
2. The project shall comply with the maximum development amounts as provided in FLUE Policy 10.5.1 of the Comprehensive Plan, the project's PUD Concept Plan Amendment [12/30/25] and the conditions of this approval.

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

3. Development types and standards shall be conducted consistent with the types and minimum standards as provided in Tables #5 and #6 following, as listed on Sheet 3.01 and illustrated on Sheet 7.01 of the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].

TABLE 5: GOLDEN OCALA PUD PROPOSED USES

USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominum, or townhouse).
Maximum Aggregate Residential Amount: Up to 2,397 dwelling units per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.	
COMMERCIAL	Range of allowable uses shall conform to B-4 (REGIONAL BUSINESS) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. *Special Use Permit.*
EQUESTRIAN FACILITIES	Equestrian and special event facilities, primarily focused on equestrian-related use including, without limitation, polo fields, equestrian arenas, equestrian instruction facilities, concerts, veterinary clinics, farriers (non-mobile), stables and barns, feed stores, tack shops, chapels, storage areas, maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
OUTDOOR SPORTS FACILITIES	Multi-purpose fields including, without limitation: soccer, hockey, football, baseball, polo, with ancillary uses including, without limitation: pickle ball, golf, graduations, concerts, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
EXPO AND INDOOR SPORTS FACILITIES	Facilities capable of use by a large number of people for a multiple of purposes including, without limitation: meetings, exhibit exposition, trade shows, entertainment, concerts, graduations, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, sporting events, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
Maximum development amounts are: Commercial development is 4,000,000 GSF, Equestrian Facilities is 210 acres, Expo and Indoor Sports Facilities is 30 acres, and Outdoor Sports Facilities is 90 acres, Hotel is 1,650 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per FLUE Policy 10.5.1, but allowing for exhanges of land use per that same policy.	
All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance, measured at the exterior boundary of the PUD. Any stages or structures used in conjunction with the area for outdoor concerts that project music shall be prohibited within 500-ft of the PUD's exterior WEC Future Land Use boundary line.	

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS							
STRUCTURE TYPE	Minimum Lot			Minimum Setbacks[1, 2, 7]			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner[3]	
Rural Equestrian Estates Single-Family Residential Detached 10-Acre*							
Principle	150'	150'	435,600 SF	20'	30'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Equestrian Estates Single-Family Residential Detached 3-ac*							
Principle	40'	60'	130,680 SF	20'	25'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/10'	40'
Accessory	N/A	N/A	N/A	25'	5'	5'/10'	25'
Mechanical	N/A	N/A	N/A	25'	5'	5'/10'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/10'	35'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 5'/10'	10'
Multiple-Family Residential (Quad+, Apartment, Condominium, Townhome)*[4]							
Overall Principal Structure	40'	60'	2,400 SF	20'	10'	8/15'	65'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. – 8'/10'	65'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. – 8'/10'	65'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	10'
Commercial & Expo							
Principle	None	None	None	20'	10'	0'/0'	75'/100'[5]
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Equestrian / Event Facilities - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100'[5]
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Sports Facility - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100'[5]
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'

***RESIDENTIAL STRUCTURE TERM DESCRIPTIONS** **Principal** = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.). **Accessory** = Customary individual unit residential accessory uses such as but not limited to; storage buildings, individual swimming pools and/or screen enclosures, guest cottages, detached garages, pool house, cabana. Buildings housing animals are permitted in Rural Equestrian Estates SFR and Equestrian Estates SFR. **Mechanical** = Individual residential unit air-conditioner units and pool pumps, etc.
Commercial
Comply with B-4 (Regional Business) zoning uses.
Equestrian / Event Facilities - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.
Expo - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.
Sports Facility - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.
[1]In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement or buffer. [2]LDC Commercial encroachment allowances for gasoline canopies, islands, and pumps shall also apply, subject to the compliance with the easement/buffer limitation listed in Footnote 1 above. [3]Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight-distance standards are satisfied. [4]Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, observing the equivalent of 10-feet (10') of setback plus an additional one-foot (1') of setback for each 1-foot (1') in structure height above thirty-feet [5]Maximum principle structure building height is 100-ft unless the proposed principle structure is located within the height limitation zone, which has a maximum height limit of 75-ft. Structures above these height limitations may be permitted by special use permit. [6]Concerts shall be allowed at the following locations: indoors at all enclosed non-residential buildings, outdoors at the Grand Outdoor Arena and Plaza, outdoors at the World Equestrian Center Stadium, outdoors at the Soccer Stadium at Sports Facility, North Lawn at Indoor Sports Arena, and West Lawn at WEC Expo 1 & 2. [7]Setbacks for non-residential areas shall be measured from nearest line of a parcel not owned by owner or entities under common ownership or control with such owner.

4. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).
5. In the event the use of current Parcel Identification Number 21623-000-00 located on the northeast corner of the intersection of NW 80th Avenue and NW 21st Street and consisting of ±40-acres is redeveloped for residential purposes, its development shall be limited to a maximum total of 8 dwelling units. The residential units shall be distributed from the Golden Ocala WEC PUD approved allotment of residential units as listed in prior Condition #2.
6. The commercial and other non-residential entitlements may be used for all non-residential uses allowed in the Commercial Land Use category of the Marion County Comprehensive Plan, which allows for development focused on retail, office and community business.

7. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Exchange Matrix Table below and the following provisions:

Land Use Trip Equivalency Matrix

A. LAND USE EQUIVALENCY RATES

CHANGE FROM \ CHANGE TO	Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)	--	1.9434	1.3290	0.5351	0.3486
Residential Condominium/Townhouse (DU)	0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)	0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)	1.8689	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)	2.8689	5.5755	3.8129	1.5351	--

B. EQUIVALENCY EXAMPLES

EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE
Add 100 hotel rooms for ? DU of Residential Condominium/Townhouse
= 100 hotel rooms /0.6839 DU of Residential Condominium/Townhouse
= 146.22 x (DU) Residential Condominium/Townhouse
= Reduce Residential Condominium/Townhouse by 146 dwelling units

EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE
Trade 10,000 SF of Commercial Retail for ? (1,000) SF of Office
= (10 KSF) Commercial Retail x 1.5351 (1,000 SF) of Office
= 15.351 x (1,000) SF Office
= 15,351 SF Office

EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL
Add 150 DU of Single-Family Housing for ? Commercial Retail
= 150 DU of Single-Family Housing / 2.8689 (1,000 SF) Commercial Retail
= 52.285 x (1,000) SF Commercial Retail
= Reduce Commercial Retail by 52,285 SF

C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES

Land Use	Units	% New Trips [2]	Trips / Unit
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.618
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.318
Hotel (ITE 310)	1 (Rooms)	77.50%	0.465
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.155
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.773

D. FOOTNOTES

[1]: Trip Rate based upon ITE *Trip Generation, Ninth Edition*, p.m. peak-hour trip generation rates as follows:

Single-Family	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 210.
Residential Condominium/Townhouse	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 230.
Hotel	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 310.
General Office	Obtained using the ITE Trip Generation, 9th Edtion for ITE LUC 710.
Commercial Retail	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 820.

[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.

c:\users\kimberleigh.dirkiss\appdata\local\microsoft\windows\temporary internet files\content.outlook\hez1mmg2\[trip equivalency matrix.xlsx]trip eq. matrix (updated)

7.1 The land use conversion table allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.

7.2 The land use exchange tradeoff mechanism shown above applies to the entire Project boundary except that:

a) Within the Phase 1 and Phase 3 areas of the Equestrian Estates as shown on PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] sheet 4.01, Equestrian Estates is the only allowed use and ~~Within the portion of the project that was the subject of FLUE amendment 2017-L02, Equestrian Estate is the only allowed use and,~~

b) Within the portion of the project where Equestrian Estates are eligible for conversion, only single family residential is permitted. Density will not exceed one unit per acre, as described by the Low Residential Future Land Use and connection to central water and sewer service provided by Marion County Utilities is required upon conversion.

c) Land use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.

8. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.
9. A traffic management plan for events shall be developed and approved by the Office of the County Engineer through a right-of-way use permit. The plan shall be approved prior to final inspection of the initial phase of development of the WEC Sports Complex. The traffic management plan shall be updated when necessary as determined by the Office of the County Engineer.
10. All site access improvements required by the traffic study shall be permitted and constructed prior to final inspection of the initial phase of development of the WEC Sports Complex
11. A developer's agreement is required to address construction of the required offsite improvements including the proportionate share payment. The developer's agreement shall be finalized prior to the final inspection of the initial phase of development of the WEC Sports Complex.
12. The developer has not obtained full Concurrency Certification for the PUD and shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statues, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 1, etc.).
13. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes (entire project) shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, reuse water for irrigation of common areas, maximum irrigable areas, or other landscape and vegetative requirements. To the extent possible, these techniques will be identified in the development's documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.
14. No structures are permitted in locations where FEMA designated special flood hazard areas or modified floodplain are privately owned and utilized as stormwater retention areas to meet Marion County Land Development Code Stormwater Standards. These areas must be identified on all final plats and reflected in owner's deeds. This condition may be waived on a case-by case basis when calculations are provided by a licensed professional demonstrating that compensating storage is accomplished, and approved by the County Engineer. Further, the applicant will be required to file a map amendment with FEMA.
15. All project development shall be served by central potable water and central sanitary sewer services, both of which shall be provided by Marion County Utilities and/or its successors/assigns, prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. The professional (sales center) office may be established using a temporary on-site treatment disposal system (OSTDS/septic); however, the office shall be connected to central sanitary sewer service within ninety (90) days upon a determination and notice from the Marion County Utilities Department that central sanitary sewer is now available to the

office. However, development of the lands designated World Equestrian Center in the Rural Area and lying between NW 100th Avenue and NW 110th Avenue shall comply with LDC water and sewer connection requirements based on the final plan of development. Further, the Low Residential (Area 1) lying north/northeast of the Golden Hills development shall conform to the final provisions of FLUE Policy 10.5.1 as noted previously.

16. For the World Equestrian Center, the following conditions apply:
    16.1 Parking in the Right of Way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the Center's parking areas are visible to patrons along with providing supplemental signs to indicate parking in the right-of-way is not permitted in order to prevent such parking.
    16.2 Ingress/egress at NW 100th Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.
    16.3 The facility will utilize centralized water for potable use and central sewer provided by Marion County Utilities. A non-potable water source may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.).
    16.4 ~~The following events are allowed: equine events (e.g., horse shows); household animal events (e.g., dog shows and cat shows); convention and auditorium usage (e.g. high school graduations); gun and knife shows; car shows; RV shows; and uses that are similar in function and reasonably anticipated to have a similar impact on surrounding properties. Any other events will require a special event permit.~~
    16.5 All facility lights shall be aimed toward the subject property and shielded to minimize glare and light trespass onto adjacent agricultural/residential properties as required by the LDC, and no LDC waivers for such requirements may be authorized.
    16.6 Sound Amplification shall not exceed limits set forth in Section 13-7 of the Marion County Code of Ordinances (Noise and Vibration Control Ordinance), unless enabled by obtaining a Special Event Permit pursuant to the Marion County Code of Ordinances.
    16.7 The site shall be designed and maintained to minimize erosion, wetland degradation and wasteful water use. This will be ensured through enrollment in Best Management Practices identified by a Notice of Intent, filed with the Department of Agricultural and Consumer Services, as periodically revised or, compliance with a Nutrient Management Plan prepared by a professional engineer that is a NRCS approved Technical Service Provider (if BMP enrollment is not required by FDACS).
    16.8 Livestock waste (manure and bedding) shall be stored in a water-tight structure that will not allow stormwater discharge. At no time shall livestock waste be allowed to accumulate beyond the threshold of the livestock waste storage area. Waste storage may include roll-off containers, provided that they are water tight.
    16.9 Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified and included in the details of the Major Site Plan.

17. Project buffers shall be provided consistent with those provided on Sheet 6.01 of the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].

18. The overall project may be developed in sections or phases, subject to providing an overall coordinated section or phase related plan to ensure each section or phase stands alone.

Upon completion of the Development Review Committee's PUD Master Plan review, each PUD Master Plan, including the final architectural details, development phasing, amenity details shall be brought forward to the Marion County Board of County Commissioners for final review and approval consideration by the Board.

19. The PUD/WEC Master Sign Plan shall consist of three component parts:
    a) PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] sheet 4.01 which identifies the conceptual sign locations, and
    b) Exhibit "B" consisting of the PUD Sign Type Elevation View Exhibit. ~~The Master Sign Plan as submitted by prior PUD Rezoning Application 20170605Z, focused on the PUD's non-WEC entries such as subdivision walls, etc., and~~
    ~~c)~~ The original WEC complex Master Sign Plan applicable to the WEC arenas and barns (logo and title, lighted and unlighted). ~~and two gateway monument gang signs, are approved. Additionally, a third gateway monument gang sign is authorized for the common access point anticipated at the point where the residential and commercial development areas meet along the PUD's northeast frontage along W. Hwy 27 upon approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.).~~
    ~~d) An additional fourth (4th) gateway monument sign, comparable to the three signs listed in prior Item 5.2 may also be provided at the 2nd commercial area driveway along W. Hwy 40 for a maximum total of two (2) gateway monument signs along that commercial frontage.~~

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon the effective date of this Zoning Change's corresponding Rezoning Ordinance, No. 26-__.

DULY ADOPTED in regular session this 18th day of March, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

GREGORY C. HARRELL, CLERK

CARL ZALAK, III, CHAIRMAN

DRAFT

ORDINANCE NO. 26-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING REZONING APPLICATION, AND AUTHORIZING IDENTIFICATION ON THE OFFICIAL ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the application for the Zoning Change was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on February 23, 2026; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Wednesday, March 18, 2026; and

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted an application for rezoning, and such application identifies the property by metes and bounds description or by the Marion County Property Appraiser parcel number, and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the approval recommendation of the Marion County Planning and Zoning Commission, and has conducted the necessary public hearing, and has approved the applications contained in this ordinance. The Board has determined that each application will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. Now therefore,

BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. REZONING APPROVAL. The Board hereby approves the below-listed application for Rezoning. NOTE: The terms and conditions of Board approvals of the Planned Unit Development are stated in the Board Resolution corresponding to each Planned Unit Development Application shown below.

DRAFT

1. **AGENDA ITEM __.__.__. 250606ZP** – 250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects (20201201Z and 20210302Z)to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for Indoor/Outdoor Sports Complex and Event Venue Facilities, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on approximately 4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001- 02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses

   Subject to all terms and conditions of Resolution 26-R-__ attached hereto and incorporated herein by reference.

SECTION 3. EFFECTIVE DATE. A copy of this Ordinance as enacted shall be filed by the Clerk of the Board by email with the Office of the Secretary of State of Florida within ten (10) days after enactment, and this Ordinance shall take effect upon receipt of official acknowledgment from the Secretary of State that this Ordinance has been filed with such office.

DULY ADOPTED in regular session this 18th day of MARCH 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

_____
GREGORY C. HARRELL, CLERK

_____
CARL ZALAK, III, CHAIRMAN

DRAFT

County-wide Development Map

A map of various residential planned unit development (PUD) projects approved within unincorporated Marion County since 2016 can be viewed at:

https://marioncountyfl.maps.arcgis.com/apps/mapviewer/index.html?webmap=2dd674d3c3ae4a579e6f64f113873e90

or by linking through this QR Code:

Projects are labelled as:

- APPROVED - Land Use or Zoning change has been approved by the Board of County Commissioners.
- DEVELOPMENT REVIEW - Site plan for approved application is in review.
- BUILDING PERMITTING - Site plan for approved application has been approved by the Development Review Committee and can apply for building permit(s) or has built.
- PENDING – Application has been submitted and is in consideration for a Land Use or Zoning change.
- DENIED – Application was denied a Land Use or Zoning change.

This map is intended to provide a visual reference only and is updated every 3 – 4 months. This map should not be relied on for project accuracy. For project details, please contact the Marion County Growth Services Department by telephone at 352-438-2600 or via email at Planning@MarionFL.org.

Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2026-22330 **Agenda Date:** 3/18/2026 **Agenda No.:** 1.2.1.

SUBJECT:
25-L01 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large Scale Text Amendment to amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center, FLUE Table 2-1 - Summary of Future Land Use Designations, FLUE Policy 10.5.1 - Golden Ocala, and FLUE Map 15.h - Golden Ocala, Multiple Addresses and/or No Addresses Assigned

INITIATOR:
Kenneth Weyrauch, Deputy Director

DEPARTMENT:
Growth Services

DESCRIPTION/BACKGROUND:
Applicant, W. James Gooding III, on behalf of the Owner, Golden Ocala Equestrian Land, LLC, has filed a Comprehensive Plan Large-Scale Text Amendment Application (CPA 25-L01) requesting amendments to the Marion County Comprehensive Plan related to the World Equestrian Center (WEC) future land use designation. The application proposes the following amendments: 1) Amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center Definition, including FLUE Table 2-1: Summary of Future Land Use Designations to reflect the changes to the WEC definition; and 2) Amend FLUE Policy 10.5.1 - Golden Ocala DRI Policy, replacing the existing policy in its entirety, and update Map 15.h - Golden Ocala to reflect the amendments.

As a Large-Scale Amendment, three public hearings are required. The first hearing was held by the Planning and Zoning Commission (P&Z) on June 30, 2025, that recommended approval of the Amendment. The second hearing was held by the Board of County Commissioners on July 21, 2025, that transmitted the Amendment for state and regional agency reviews. The FloridaCommerce Department assembled the agency reviews and has provided an objection to the Amendment for a lack of data and analysis primarily related to public facilities. The developer has provided a supporting analysis in response to the objection, including information from Marion County Utilities that capacities and services are available for the proposed Amendment. Further, a Traffic Impact Analysis has been completed identifying that limited network deficiencies have been identified and a concurrent Development Agreement Amendment (25-DM01) to be considered with the Amendment establishes a timeframe for the completion of an additional Development Agreement Amendment to reflect final determinations for transportation improvements and proportionate share provisions that may also reflect ongoing area transportation network improvements currently commencing (widening NW 70th/80th Ave/Rd and new NW 49th Street connection between CR Hwy 225A and NW 44th Avenue).

This hearing represents the third and final public hearing wherein the Board of County Commissioners shall make findings related to the Amendment and determine to adopt as requested, adopt with revisions, or deny the Amendment. The Board may further propose continuing the request

with the consent of the applicant, subject to a mutual Agreement with the applicant.

There are three other concurrent applications with this Amendment: 25-L02 - Comprehensive Plan Large-Scale Map Amendment, 250606ZP - PUD Amendment, and 25-DM01 - Development Agreement Amendment. *The other applications are dependent upon the approval of this Amendment 25-L01, in the event Amendment 25-L01 is not adopted or adopted with changes, the other applications may not be consistent with the Comprehensive Plan and may not be eligible for approval and may require either denial of those applications as currently proposed unless withdrawn by the applicant, or revisions to ensure compliance with the revised changes adopted.*

BUDGET/IMPACT:
None

RECOMMENDED ACTION:
Staff recommend the Board accept the recommendation and findings of staff and adopt the accompanying Ordinance to adopt Amendment Application 25-L01.

Marion County
Board of County Commissioners
Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

PLANNING & ZONING SECTION
STAFF REPORT

Hearing Dates	**P&Z: 6/30/2025**	**BCC(T): 7/21/2025**	**BCC(A): 3/18/2026**
Case Number	25-L01		
CDP-AR	32571		
Type of Case	**Comprehensive Plan Large-Scale Text Amendment:** Request to amend FLUE Policy 2.1.28 – World Equestrian Center, FLUE Table 2-1 – Summary of Future Land Use Designations, FLUE Policy 10.5.1 – Golden Ocala, and FLUE Map 15.h – Golden Ocala		
Owner	Golden Ocala Equestrian Land, LLC, et. al.		
Applicant	Gooding & Batsel, PLLC c/o W. James Gooding III		
Street Address / Site Location	Multiple Address and/or No Addresses Assigned		
Parcel Number(s)	Multiple		
Property Size	Various		
Future Land Use	World Equestrian Center (WEC)		
Existing Zoning Classification	Various		
Overlays Zones / Special Areas	Urban Growth Boundary, Secondary Springs Protection Zone, Opportunity Zone, portions of the land within FEMA Flood Plain and Flood Prone Areas		
Staff Recommendation	**APPROVAL**		
P&Z Recommendation	**APPROVAL**		
BCC Transmittal	**APPROVAL**		
Project Planner	Christopher Rison & Xinyi Cindy Chen		
Historic Cases	• 20160506Z - Rezone to PUD • 20170302Z - PUD Amendment • 20180611Z - PUD Expansion and Amendment • 20200201Z - PUD Expansion and Amendment (Ord 20-38)		
Related / Concurrent Cases	• 25-L02 Comprehensive Plan Large-Scale Map Amendment • 250606ZP PUD Amendment • 25-DM01 Development Agreement Amendment		

I. BACKGROUND

Applicant, W. James Gooding III, on behalf of the Owner, Golden Ocala Equestrian Land, L.L.C., has filed a Comprehensive Plan Large-Scale Text Amendment application (CPA 25-L01) requesting amendments to the Marion County Comprehensive Plan related to the World Equestrian Center (WEC) future land use designation (Attachment A) and Golden Ocala DRI-scale development project. The application proposes the following amendments: 1) Amend Future Land Use Element (FLUE) Policy 2.1.28 - World Equestrian Center Definition, including FLUE Table 2-1: Summary of Future Land Use Designations to reflect the changes to the WEC definition; and 2) Amend FLUE Policy 10.5.1 - Golden Ocala DRI Policy, replacing the existing policy in its entirety, and update Map 15.h - Golden Ocala to reflect the amendments. There are three other concurrent applications: 25-L02 Comprehensive Plan Large-scale Map Amendment, 250606ZP PUD Amendment, and 25-DM01 Developers Agreement.

The Golden Ocala World Equestrian Center (GO-WEC) is a multi-use community including a regional attraction providing equestrian-related facilities, residential uses, commercial uses, and community amenities. Previous policies have defined the use and restrictions of the GO-WEC and its designated properties. The proposed amendments intend to expand the scope of uses to include indoor/outdoor sports/event/expo facilities and clarify land use policies with updated maximum project entitlements.

II. STAFF SUMMARY RECOMMENDATION

Staff is recommending the **APPROVAL** of the Large-Scale Text Amendment because it **is consistent** with Land Development Code Section 2.3.3.B, which requires amendments comply and be consistent with the Marion County Comprehensive Plan as well as the provisions of Chapter 163, Florida Statutes.

III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Section 3.5.3.A and B as listed in following Table A. As of the issuance of this report, staff has received 24 letters of opposition to the requests related to the Golden Ocala - World Equestrian Center applications.

TABLE A. PUBLIC NOTICE SUMMARY

METHOD	FORMAT	DATE	LDC Section
Newspaper Legal Notice	Display Ad	Ad Run: 3/2/2026	3.5.3.A & 3.5.3.B(1)(b)
Sign	Large-Scale CPA	Text Amendment - N/A	N/A
300-foot Mail Notice	SPO Letter	Text Amendment - N/A	N/A

IV. PROPOSED TEXT AMENDMENT:

The Comprehensive Plan Large-Scale Text Amendment 25-L01 is submitted to modify components of the existing Marion County Comprehensive Plan Future Land Use Element (FLUE) for the following requests:

A. FLUE Policy 2.1.28 and FLUE Table 2-1:

The applicant proposes to revise FLUE Policy 2.1.28 that provides the definition of the World Equestrian Center (WEC) land use designation by adding 'sports facilities' to the allowed uses for those WEC designated lands located within the Urban Area. It also provides examples of "sports facilities" to further define the uses that can be categorized as sports facilities (see Figure 1 following). A companion revision to FLUE Table 2-1 is proposed to reflect the revised WEC land use definition (see Figure 2 following).

Figure 1 – Proposed Text Amendment in FLUE Policy 2.1.28 (Reference Attachment Set B.)

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), sports facilities and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No 22-26 dated June 21, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC).

Figure 2 – Proposed Table 2-1
(Reflecting Proposed Amendment to FLUE Policy 2.1.28)
(Reference Attachment Set B.)

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			
Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	*Rural Area (Outside UGB)*		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h~~.~~ (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	Urban Area (Inside UGB)		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities, Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

B. FLUE Policy 10.5.1 and FLUE Map 15.h:

The applicant proposes to revise FLUE Policy 10.5.1 regarding the Golden Ocala development by completely replacing the existing policy for the Golden Ocala development that is a Development of Regional Impact (DRI) level development. However, the changes to the text are identified in underline/strike-out text for clarity (see Figure 3). The applicant proposes to remove/replace the existing policy with the new policy that will update and clarify the Golden Ocala development's land use entitlements, density & intensity, and concurrency management qualifications, to include the addition of allowable "sports facilities," 300 added hotel rooms, and reflecting various sports and venue facilities in an acreage format. A companion

revision to FLUE Map 15.h (see Figure 4) is proposed to reflect the revised Golden Ocala general development master plan along with its entitlements, etc. This policy and map change are proposed to enable additional use opportunities in the WEC land use designation reflecting the proposed intent of concurrent Comprehensive Plan Amendment 25-L02 that seeks to expand the area of WEC future land use designated areas wherein the anticipated outdoor and indoor sports and event facilities are expected to be located.

Figure 3 – Proposed Text Amendment in FLUE Policy 10.5.1 (Reference Attachment Set C.)

REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala
[*Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy.*]

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendment s 2017-L02 and 2017-D05; ~~and~~ (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02; (d) FLUM Amendment 2024- and FLUM Amendment 2024- concerning ~~-~~approximately 4,276.21 acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.

2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.

3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium ~~-~~Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facility~~ies~~	~~13,500 seats~~210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,~~3~~650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:

   A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").

   B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2024- and 2024- neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.

6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.

8. Development of:

   A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.

   B. Equestrian Estate lots:

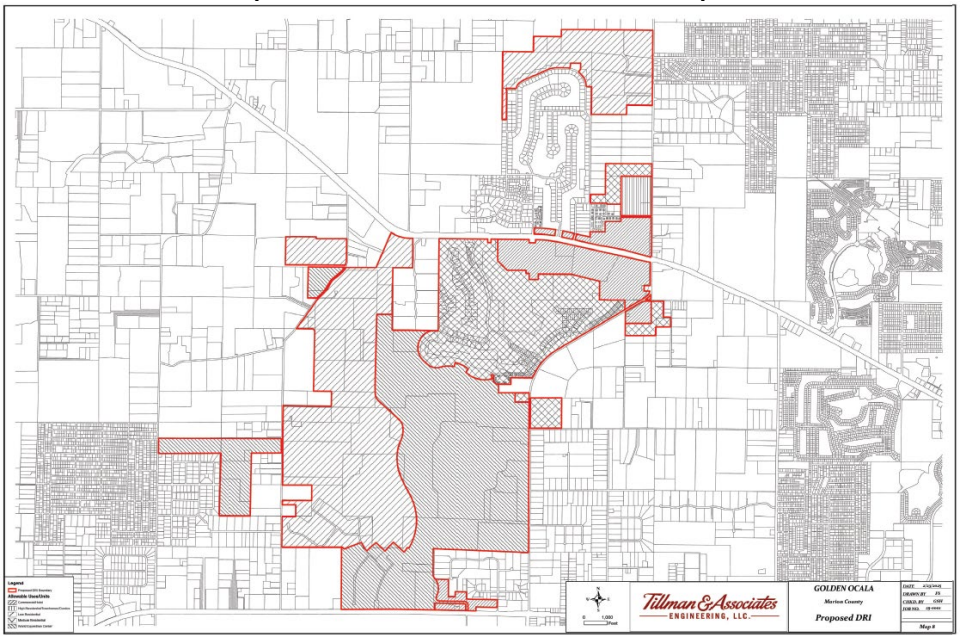
      1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and

      2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

9. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.

10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date~~.~~) and FLUM Amendment 2022-L02.

Figure 4 – Proposed FLUE Map 15.h
(Reference Attachment Set C.)



V. ANALYSIS:

A. ANALYSIS OF FLUE POLICY 2.1.28 & TABLE 2-1 AMENDMENT:

Policy 2.1.28 defines the World Equestrian Center (WEC) as a regional destination focused on equestrian activities, recreational uses, residential development, and limited commercial uses. The proposed amendment revises this policy to allow additional use 'Sport Facilities' in the Urban Area. This change seeks to expand the range of uses while maintaining the WEC's identity as an equestrian-focused destination.

The allowance for Sport Facilities aligns with the WEC's existing recreational and hospitality functions. However, by requiring explicit FLUE Policy 10.5.1 approval, the County retains control over these uses, ensuring they are compatible with the nearby rural character. Moreover, the amendment retains the provision that commercial uses in the Urban Area must be equestrian-related, along with enabling the sports fields and facilities in the Urban Area WEC designations, which is critical to preventing urban sprawl and maintaining rural integrity.

Staff Recommendation:
Staff recommends **APPROVAL** of the amendments to Policy 2.1.28 and Table 2-1. The changes maintain the WEC's character while providing flexibility for compatible uses, which may also serve to complement each other while supporting an encompassing environment that supports more extensive internal capture of recreational opportunities.

B. ANALYSIS OF FLUE POLICY 10.5.1 - GOLDEN OCALA & MAP 15.h AMENDMENT:

Policy 10.5.1 provides a comprehensive framework for the development of the Golden Ocala World Equestrian Center. The proposed amendment replaces the existing policy in its entirety, revising and establishing new entitlements, including:

- Revising provisions for equestrian sport facilities with defined capacities based on 210 acres, in place of 13,500 seats.
- Adding expo and indoor sport facilities with defined capacities up to 30 acres.
- Adding outdoor sports facilities with defined capacities up to 90 acres.
- Revising hotel uses maximum capacities from 1,350 rooms to 1,650 rooms, for an increase of 300 rooms.

The amendment enables implementing a land use conversion table option via a project Planned Unit Development approval, allowing flexibility in development while maintaining overall development limitations, primarily based on traffic generation. This approach enables market-responsive development without compromising infrastructure capacity or community character. The updated concurrency management provisions ensure that any new development must demonstrate compliance with the County's infrastructure standards, protecting public services.

The developer has provided a supporting analysis for the proposed Amendment (see Attachments D, March 2026) and concurrent Amendment 25-L02 that includes how public facilities capacities are available to support the proposed amendment and development. Included within the analysis is an availability and capacity confirmation letter from Marion County Utilities that currently operates both a water treatment and a wastewater treatment plants adjacent to, and somewhat surrounded by, the Golden Ocala development. Finally, for the actual development of service extensions to, into, and within the Golden Ocala development property, those costs are the responsibility of the developer, not Marion County or Marion County Utilities.

The initial DRC Traffic Review (Attachment F, May 2025) raised concerns related to the project's potential impacts and did not support the proposed Amendment at that time. A Traffic Impact Analysis was submitted (TIA, Attachment G, AR 33436, October 2025, approved February 2026). The developer's TIA accompanies both this Amendment and concurrent Amendment 25-L02 and identifies a limited series of deficiencies are expected, and the developer will make proportionate share

contributions for the finally defined deficiencies; a concurrent Chapter 163, F.S., Development Agreement Amendment (Agreement, see Attachment I, March 2026) is being considered for the Golden Ocala development, wherein that Agreement specifically establishes a maximum timeframe of eight months for the developer to seek a new or further amended Development Agreement to address the proportionate share obligations based on the final outcomes of the each of the Amendment considerations.

In addition to the sports fields/facilities, the request proposes a 300 room increase for the maximum number of hotel rooms from 1,350 to 1,650. At present, only 642 rooms have been constructed, and 708 additional rooms remain under the current entitlement. The impacts of the additional hotel rooms have been addressed as a component of the TIA. A concurrent request to remove existing restrictions on concerts implemented via the project's Planned Unit Development (PUD) zoning and a concurrent Development Agreement was submitted. In response to concerns raised, a Traffic Demand Management Study (TDMS, see Attachment H, AR 33463, October 2025) has been submitted and a revised amendment to the Development Agreement regarding concerts is under consideration as referenced previously, which may be further revisited with the additional required Development Agreement is considered.

Based on this analysis, the proposed amendment is **consistent** with TE Policies and FLUE Policies in anticipation of the establishment of mechanisms to address how short- and long-term transportation system needs and improvements will be properly addressed and mitigated, as specified by the concurrent Development Agreement Amendment and its required subsequent amendment to be filed within eight (8) months.

Staff Recommendation:
Staff recommends **approval** of the amendments to Policy 10.5.1 and Map 15.h.

VI. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (PZC) enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **APPROVE** the proposed large-scale text amendment number 25-L01, because the application is **consistent** with:

A. The Marion County Comprehensive Plan, specifically with:
    1. FLUE Policies 5.1.2;

And **conditionally comply with and conform to:**

A. The Florida Statutes, specifically with:
    1. F.S. Section 163.3177(6)(a)8.
B. The Marion County Comprehensive Plan, specifically with:
    1. TE Policy 2.1.4;

VII. ALTERNATIVE ACTIONS

A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **APPROVE/APPROVE WITH CONDITIONS** the large-scale Comprehensive Plan Text amendment.

B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **DENY** the large-scale Comprehensive Plan Text amendment.

C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VIII. PLANNING & ZONING COMMISSION RECOMMENDATION - 6/30/2025

The Planning and Zoning Commission, based on a motion by Commissioner Behar with second by Commissioner Bonner, voted 4-0 to agree with staff's findings and recommendation, and recommend approval of the proposed Amendment 25-L01.

IX. BOARD OF COUNTY COMMISSIONERS - TRANSMITTAL - 7/21/2025

The Board of County Commissioners, based on a motion by Commissioner Stone, with second by Commissioner Zalak, with a vote of 5-0, acted to APPROVE the transmittal of Amendment 25-L01 for proposed text amendments to FLUE Policy 2.1.28 – World Equestrian Center, FLUE Table 2-1 – Summary of Future Land Use Designations, FLUE Policy 10.5.1 – Golden Ocala, and FLUE Map 15.h – Golden Ocala, to Florida Commerce and the designated State Agencies for ***State Coordinated Review***, for amendments related to the modification of land uses for a development of regional impact large-scale development project.

X. FLORIDACOMMMERCE OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) REPORT

The FloridaCommerce department identified one (1) objection to the proposed amendment as follows:

> ***Objection 1**: Lack of Demonstrated Data and Analysis*
>
> *The proposed amendment is not supported with adequate data and analysis and is not based upon surveys, studies and data regarding the text amendment including the availability of water supplies, public facilities and services as required in section 163.3177(6)(a), 163.3177(6)(b) and 163.3177(6)(c), F.S. The County did not demonstrate the impacts of the increased development potential on public facilities and did not identify the public facility improvements needed for the increased development potential allowed by the proposed amendment. The County also did not demonstrate that the improvements have been included in the comprehensive plan and have been adequately planned for as required in section 163.3177(1)(f), F.S.*
>
> ***Statutory Authority**: 163.3177{1)(f), 163.3177(2), 163.3177(3), 163.3177{6)(a), 163.3177(6)(b), and 163.3177(6)(c), 163.3184(2), and 163.3184(4), F.S.*
>
> ***Recommendation**: Amendment 25-01DRI proposes to allow sports facilities within the World Equestrian Center and increases the development entitlements for non-residential uses. Considering the potential increase in development potential, the County should clarify which project description will be the affective controlling land use description for the site. The County must support the amendment with adequate data and analysis to demonstrate the effects of the increased development potential on public facilities. They must also identify public facility improvements needed for the land use allowed by the proposed amendment and demonstrate that the improvements have been included in the Comprehensive Plan. The amendment must be based upon surveys, studies and data regarding the amendment stie, including the availability of water supplies, public facilities, and services.*

The proposed text amendment consists of two parts, 1) revision to FLUE Policy 2.1.28 that defines the World Equestrian Center (WEC) future land use designation, and 2) revision to FLUE Policy 10.5.1 establishing the maximum development amounts for the Golden Ocala development that currently consists of World Equestrian Center, Commercial, Low and Medium Residential future land use designated areas. The WEC definition text change is an independent change to broaden the potential uses of the land use designation to enable comparable uses as noted earlier within this report. The Golden Ocala development change is subject to approval of concurrent Comprehensive Plan Amendment 25-L02 to amend an existing area of the Golden Ocala development from Low Residential to WEC. Marion County FLUE Policy 1.1.9 enables the blending of development amounts, based on future land use designations, subject to complying with development potential authorized by the included future land use designations. In the event concurrent Amendment 25-L02 is not approved or approved with a reduced acreage amount of the requested WEC land use designation, the development potential of the Golden Ocala development will continue to be limited by the established land use

designations of the site and those set forth in revised FLUE Policy 10.5.1, whichever is more restrictive.

The developer has provided a supporting analysis for the proposed Amendment (see Attachment D, March 2026) and concurrent Amendment 25-L02 that includes how public facilities capacities are available to support the proposed amendment and development. Included within the analysis is an availability and capacity confirmation letter from Marion County Utilities that currently operates both a water treatment and a wastewater treatment plants adjacent to, and somewhat surrounded by, the Golden Ocala development. Finally, for the actual development of service extensions to, into, and within the Golden Ocala development property, those costs are the responsibility of the developer, not Marion County or Marion County Utilities. The developer has provided a traffic impact analysis (TIA, see Attachment G, AR 33437, October 2025, approved February 2026) for the proposed amendment to accompany the both related Amendments, which identifies a limited series of deficiencies are expected, and the developer will make proportionate share contributions for the finally defined deficiencies; a concurrent Chapter 163, F.S., Development Agreement Amendment (Agreement, see Attachment H, March 2026) is being considered for the Golden Ocala development, wherein that Agreement specifically establishes a maximum timeframe of eight (8) months for the developer to seek a new or further amended Development Agreement to address the proportionate share obligations based on the final outcomes of the each of the Amendment considerations.

Based on the previous information and developer's supporting analysis, staff proposes the FloridaCommerce objection regarding "Lack of Demonstrated Data and Analysis" has been appropriately addressed and staff recommends approval of the proposed amendment.

XI. BOARD OF COUNTY COMMISSIONERS - ADOPTION - TBD

To be determined.

XII. LIST OF ATTACHMENTS

A. Application Package AR 32571.
B. Proposed Text Amendment - World Equestrian Center - FLUE Policy 2.1.28 & Table 2-1
   1. Clean version
   2. Redline version.
C. Proposed Text Amendment – Golden Ocala - Policy 10.5.1 & Map 15.h
   1. Clean version
   2. Redline version
   3. Revised Map 15.h.
D. Developer's Amendment Supporting Material, March 2026.
E. DRC Comments Letter AR 32571, May 2025.
F. DRC Traffic Comments AR 32571, May 2025.

G. Developer's Traffic Impact Analysis, AR 33437, October 2025, approved February 2026 (Excerpt). The full version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.
H. Proposed Second Amendment to Development Agreement, 25-DM01
I. Developer's Traffic Demand Management Study, AR 33436, October 2025 (Excerpt). The full version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.
J. FloridaCommerce Objections, Recommendations, and Comments Report, 25-01DRI (CPA 25-L01).

AMarion County
Board of County Commissioners

Growth Services

2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS

Staff Use Only: **Case # 1__- _____**

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT ____ **TEXT AMENDMENT _X_** **We seek to amend FLUE Policies 2.1.28 and 10.5.1**	**SMALL-SCALE MAP AMENDMENT_____** **TEXT AMENDMENT _____** *(Text amendment must be associated with submitted small-scale map amendment)*

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
2) Copy of the most recent deed covering the property included within the proposed amendment.
3) Notarized owner affidavit(s) – see third page of this form.
4) Application fee – cash or check made payable to "Marion County Board of County Commissioners."
5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category

Staff Use Only: Application Complete – Yes Received: Date _____/_____/_____ Time _____:_____ a.m. / p.m.

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
Golden Ocala Equestrian Land, L.L.C. c/o Don DeLuca 7290 College Parkway, Suite 400 Ft. Myers, FL 33907 (239) 275-2304; fax (937) 283-3833 ddeluca@rlrcarriers.com	W. James Gooding III Gooding & Batsel, PLLC 1531 SE 36th Avenue Ocala, FL 34471 (352) 579-1290; fax (352) 579-1289 jgooding@lawyersocala.com

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES __ NO _____ (IF YES, PLEASE ATTACH TO APPLICATION)

EXISTING USE OF SITE:

PROPOSED USE OF SITE (IF KNOWN):

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well _____ Centralized water ___ Provider _____

Septic _____ Centralized sewer ___ Provider _____

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Go North to East Silver Springs Boulevard. Turn West onto Silver Springs Boulevard. Continue for approximately 10.1 miles past SR 40 entrance to World Equestrian Center to NW 87th Court Road. Property is on your right (North).

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV

GOODING & BATSEL
ATTORNEYS AT LAW

1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

February 26, 2025

By Email and Hand Delivery

Chuck Varadin, P.E.
Growth Services Director
Marion County Board of County Commissioners
2710 E. Silver Springs Boulevard
Ocala, FL 34470

Steven Cohoon, P.E.
County Engineer
Marion County Board of County Commissioners
412 SE 25th Avenue
Ocala, FL 34471

RE: Applications Being Submitted in Connection with World Equestrian Center Sports Complex

Dear Mr. Varadin and Mr. Cohoon:

On behalf of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, as well as related entities that have established and are operating the World Equestrian Center, we are submitting a series of applications for Comprehensive Plan amendments, rezonings and other matters.

Some of the applications involve the Growth Services Department and one involves the Engineering Department. Thus, this letter is addressed to both of you.

The applications are necessary to permit my client to construct the World Equestrian Center Sports Complex on the property that is the subject of the Amendments.

Sports Complex

The Sports Complex will be of a world-class sports complex for use by the public. The facility will consist of multiple exterior fields and indoor sports amenities. The exterior sports fields will include (8) full-size synthetic turf multipurpose soccer, lacrosse and football fields, (3) natural turf soccer/lacrosse fields, (6) synthetic turf multipurpose baseball/softball fields, and a championship soccer field with increased seating. The Indoor Facility will consist of (2) full sized ice sheets, (8) full sized basketball courts with the ability to function as (16) volleyball courts, and a full-sized synthetic turf soccer pitch. In addition to the sports amenities the complex will be home to (2) restaurant locations and multiple fan support buildings containing concessions, restrooms and field maintenance needs.

Reasons for Changes

Some of our project will consist of multi-purpose fields suitable for Polo. These fields are located upon a portion of our property that is designated, under our existing PUD, for Polo fields. My client has been able to commence development of those fields. Following approval of the Amendments we seek, these fields will also be used as soccer fields and other uses.

Other components of the Sports Complex require changes, however, for the following reasons:

a. The bulk of the property upon which the Sports Complex will be located is outside of the World Equestrian Center ("WEC") land use under the Future Land Use Map in the Marion County Comprehensive Plan, and has a Low Residential land use. Although it may be possible to utilize the existing Equivalency Matrix to develop the property under the Low Residential use, we believe the better course of action is to change the land use from Low Residential to WEC.

b. The WEC land use was established by Policy 2.1.28 of the Comp Plan. It provides that the land use is for a "regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.) and other improvements to support the horse community and community in general." While we believe that the sports facilities would serve to support the horse community and community in general, we also recognize that this use is a significant change from the project for which this land use category was originally established. Thus, we propose to add regional sports facilities to the uses permitted by the Policy.

c. The Comp Plan also contains a site specific Policy 10.5.1 for the portion of the WEC located near Golden Ocala. (A different Policy governs the portion of the WEC near the Jockey Club). Although, as under Policy 2.1.28, the uses that Policy 10.5.1 permits likely would likely permit the sports facilities we seek to construct, we seek to amend the Policy to confirm this. Further, the existing Policy contains a limit of 13,500 seats throughout the entire WEC. This limit was originally based upon a dramatic misunderstanding concerning how much traffic is generated by the WEC operation, and is certainly insufficient to accommodate the seats we will need for the sports facility. Thus, we will seek to eliminate this limit and replace it with acreage limitations on the following uses: (1) Equestrian Facilities; (2) Expo and Indoor Sports Facilities; and (3) Outdoor Sports Facilities.

d. As set forth above, the existing PUD permits polo fields in a portion of the property that we seek to develop as a Sports Complex. The other uses are not specifically allowed, however, and thus we are amending the PUD to provide for them.

e. My client and related entities are parties to a Development Agreement Concerning Concurrency (the "Concurrency Agreement") recorded in OR Book 6791, Page 105, and amended in OR Book 7388, Page 861. It contains a limitation on concerts at the WEC. A portion of the Sports Complex would be suitable for concerts and thus, we are seeking to eliminate the restriction on concerts.

f. A portion of the property upon which the Sports Complex will be built is encumbered by the Plat of World Equestrian Estates Phase 1 recorded at Plat Book 14, Page 86. None of the lots in the subdivision have been sold and thus, it may not be essential that we vacate the Plat but we will be seeking to partially do so to avoid confusion.

Applications

We are submitting the following applications, each of which has, attached to it, a check for the application fee required as well as related materials necessary for the County to resolve the applications including, in most of the folders, a checklist as provided by the County; further, we have uploaded these applications to the Cloud at https://tinyl.io/C6tW [1]and established a separate folder each application:

[1] Long url is :
https://www.dropbox.com/scl/fo/yc2o7xd54ax4ua21jrhxf/ALbduLCXi-iNugamFJlefJw?rlkey=07ztgfcxhw9gtre1jbqgol1wu&st=g0r9nfvq&dl=0.

1. *Map Amendment* – Application for Large-Sale Comprehensive Map Amendment seeking to change the Low Residential property to WEC.

2. *Text Amendment* – Application for Text Comprehensive Plan Amendment seeking to revise Policies 2.1.28 and 10.5.1.

3. *PUD* – Rezoning application with Concept Plan seeking to revise the PUD.[2]

4. *Concurrency-Concerts* - Proposed Second Amendment to Concurrency Agreement.

5. *Plat Vacation* – Application to partially vacate Plat of World Equestrian Estates Phase 1. [3]

While the procedure to consider these applications is subject to County approval (or more accurately, will be decided by the County), we suggest the following:

- We believe that the all of the applications should run simultaneously with each other.

- Each of the Comprehensive Plan applications must be transmitted to the State.

- And because the rezoning is linked to the Comprehensive Plan amendments, final action on it cannot take place until the Commission considers the Plan amendments. We believe that would also be the appropriate time to adopt the Second Amendment and the Plat Vacation.

Obviously, however, the procedure to be followed is subject to County approval (rather, it is dictated by the County) but we did want you to have our suggestions.

Conclusion

My client and its representatives look forward to working with Marion County on these applications.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban
Attachments: as stated
cc: Mr. Ken Weyrauch
Mr. Chris Rison
Mr. Cheryl Weaver
Don DeLuca, Esq.

[2] Tillman Engineering is delivering the paper copies of the PUD material.
[3] Unlike the rest of the paper copies (which are being delivered to Growth Services), the paper copies of the Plat Vacation material are being delivered to County Engineering.

Mr. Jeff Haungs
Mr. Roby Roberts
Mr. David Tillman
Mr. George Horton
Mr. Jon Harvey
Other client representatives
(All by email only with attachments)

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CHECKLIST FOR TEXT AMENDMENT

MINIMUM REQUIRED MATERIALS FOR A COMPLETE APPLICATION:	**STATUS**
Please note: Items 2 to 6 are not required for applications for text amendments only.	
1. **Payment in full for the application fee:** preferably a check payable to "Marion County Board of County Commissioners" or cash. NOTE: The person dropping off a check for payment, whether it's the property owner, agent or other individual, will be required to show a driver's license and provide an address for the check payment to be processed.	$5,000.00 check attached
2. **Submit one original of the completed application:** all application items, questions and/or attachment forms must be completed with appropriate responses or identified as "not applicable." All responses must be printed or typed. It is recommended that the applicant keep a copy of the application for records.	Although the notes say that this is not required, it obviously is. Attached.
3. **Identify the parcel(s)** involved with the requested amendment.	N/A since Text Amendment
4. **Certified legal description(s) and boundary sketch from a professional land surveyor: provide a certified legal description, with a sketch, describing only the proposed amendment property. The legal description must be signed and stamped/sealed by a State of Florida certified/registered professional land surveyor and must include the acreage of the proposed amendment**. Fractional lot and block legal descriptions must also be certified. Amendments comprising an entire lot or entire lots within a recorded subdivision shall not be required to provide certification by a surveyor if the acreage of the lot or lots is identified on the recorded plat or a copy of a survey is submitted with the application which identifies the total acreage contained within the lot or lots. Any inaccuracies in the legal description must be corrected by the applicant prior to notices being sent out for the public hearings.	N/A since Text Amendment
5. **Proof of ownership – property deed:** a copy of the most recent deed to the proposed amendment property must be submitted. The owner(s) listed on the submitted deed(s) must be identical to the owner(s) listed in the completed application and reflected on the Marion County Property Appraiser's Office tax rolls.	N/A since Text Amendment

6. **Owner affidavit: <u>All owners identified on the most recent deed and current tax roll must execute an owner affidavit. Copies of the affidavit form may be made as needed</u>. If an agent is not being authorized, indicate "n/a" in the blank on #2.** A property being purchased through contract for deed is not considered as being owned by the purchaser until the deed transferring title to the purchaser/grantee is recorded in the public records.	Even though materials say this is not needed, it is attached.
7. **<u>Text amendment only</u>**: <u>underline (new language)</u> and ~~strikethrough (old language)~~ for the Comprehensive Plan for one or more goals, objectives and/or policies that are to be amended or added. NOTE: If a map amendment is associated with a text amendment, fill out the respective information for both requests in one form.	Attached.
Although not required to submit an application, the applicant may choose to include additional <u>supplemental information supporting the request, such as:</u>	
– More detailed explanation for the requested amendment.	See cover letter for all applications.
– Analysis of the Florida Statutes (F.S.) as shown in the "APPLICATION EVALUATION CRITERIA" as it relates to the requested amendment.	
– Needs analysis to demonstrate the need for the request and/or explanation of market conditions.	
– Analysis showing the consistency of the request with the Comprehensive Plan.	
– Concept plan for the property.	
– Photographs of the surrounding area and/or site.	
– Analysis of existing and planned infrastructure and service conditions.	
– Traffic study – proposed development and/or maximum density/intensity of development.	

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PROPERTY OWNER AFFIDAVIT
(TEXT AMENDMENTS)

STATE OF FLORIDA
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Donald R. DeLuca who is the Vice President Legal of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company ("Owner") WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. Owner is the owner of the real property legally identified by Marion County Parcel numbers: NOT APPLICABLE.

2. Owner duly authorizes and designates W. James Gooding III to act in its behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;

3. Owner understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;

4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;

5. Owner understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;

6. Owner understands that false statements may result in denial of the application; and

7. Owner understands that Owner may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.

8. Owner understands that if Owner is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company By: _____ Donald R. DeLuca as Vice President of Legal	Date: 2.24.25

STATE OF FLORIDA
COUNTY OF Marion

THE FOREGOING INSTRUMENT WAS signed and sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this February 24, 2025, by Donald R. DeLuca as Vice ~~President of~~ Legal for Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of such company.

JANNA WARD
MY COMMISSION # HH 240091
EXPIRES: July 9, 2026

Notary Public, State of Florida
Name: Janna Ward
(Please print or type)

Commission Number: HH240091
Commission Expires: 7-9-26

Notary: Check one of the following:

Y Personally known OR
___ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

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Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), sports facilities and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No 22-26 dated ~~_____~~June 21, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC).

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			

Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	*Rural Area (Outside UGB)*		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h~~.~~ (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	Urban Area (Inside UGB)		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities, Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

NOTE:

* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala
[*Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy.*]

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendment s 2017-L02 and 2017-D05; ~~and~~ (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02; (d) FLUM Amendment 2024- and FLUM Amendment 2024- concerning ~~-~~approximately 4,276.21 acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.

2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.

3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium ~~-~~Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilit~~y~~ies	~~13,500 seats~~210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,~~3~~650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified

above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:

   A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").

   B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2024- and 2024- neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.

6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.

8. Development of:

   A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.

   B. Equestrian Estate lots:

      1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and

      2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

9. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.

10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date~~.~~) and FLUM Amendment 2022-L02.

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), sports facilities and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No 22-26 dated June 21, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC).

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			

Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	*Rural Area (Outside UGB)*		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	Urban Area (Inside UGB)		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities, Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

NOTE:

* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

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Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), sports facilities and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No 22-26 dated June 21, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC).

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			

Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	*Rural Area (Outside UGB)*		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h~~.~~ (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	Urban Area (Inside UGB)		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities, Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

NOTE:

* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala
[*Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy*.]

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendment s 2017-L02 and 2017-D05; (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02; (d) FLUM Amendment 2024-____ and FLUM Amendment 2024-___ concerning approximately 4,276.21 acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.

2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.

3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified

above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:

   A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").

   B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2024-____ and 2024-___ neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.

6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.

8. Development of:

   A. Commercial, condominium, RV, low density residential lots (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.

   B. Equestrian Estate lots:

      1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and

      2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

9. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.

10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date) and FLUM Amendment 2022-L02.

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REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala

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1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.

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3. The maximum project entitlements are as follows:

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High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilit~~y~~ies	~~13,500 seats~~210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,~~3~~650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified

above through local approval and thus, without the requirement for a comprehensive plan amendment.

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   A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").

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6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.

8. Development of:

   A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.

   B. Equestrian Estate lots:

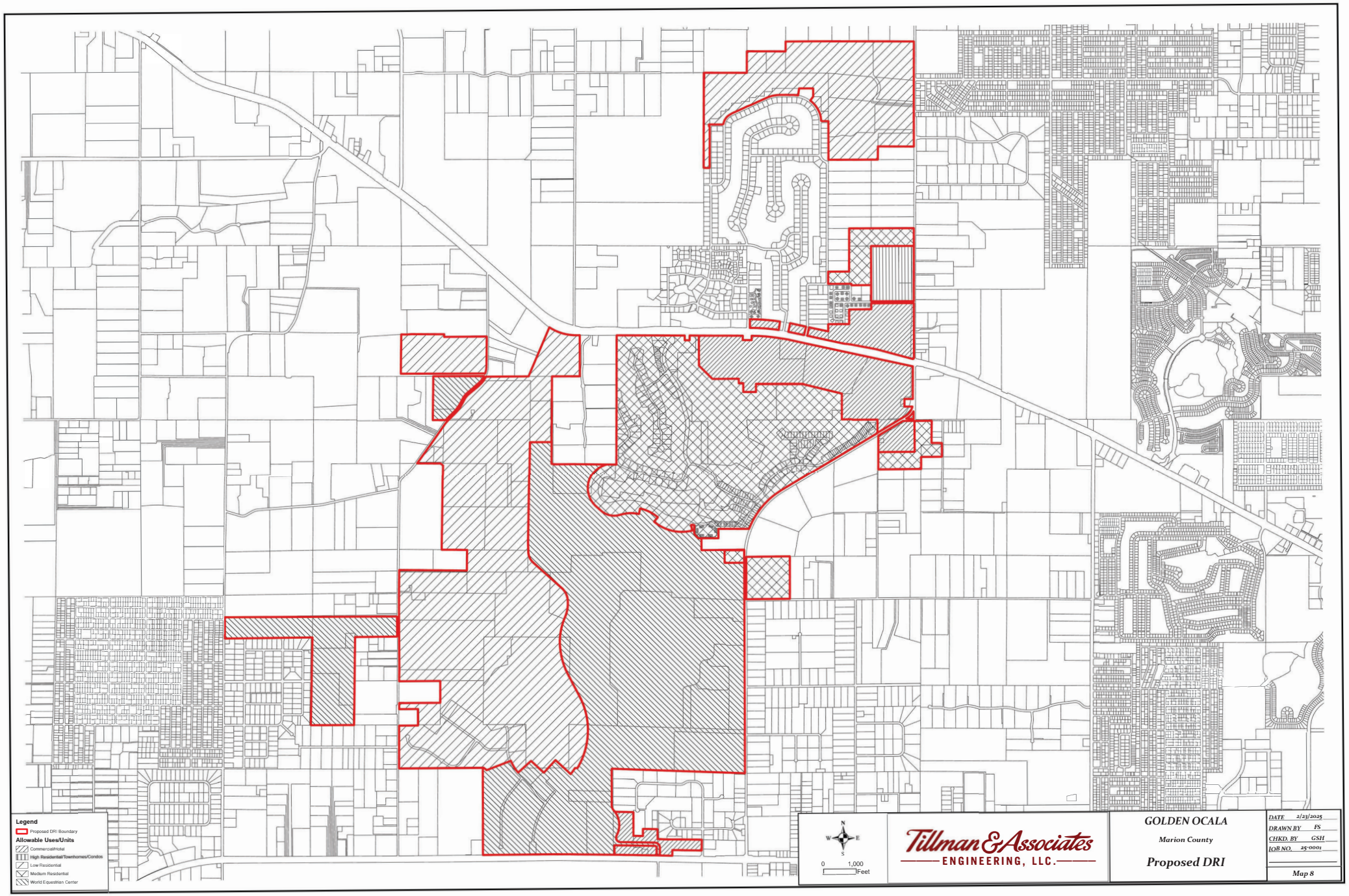
      1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and

      2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

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Legend
Proposed DRI Boundary
Allowable Uses/Units
Commercial/Hotel
High Residential/Townhomes/Condos
Low Residential
Medium Residential
World Equestrian Center
N
W
E
S
0
1,000
Feet
Tillman & Associates
ENGINEERING, LLC.
GOLDEN OCALA
Marion County
Proposed DRI
DATE 2/23/2025
DRAWN BY FS
CHKD. BY GSH
JOB NO. 25-0001
Map 8

WORLD EQUESTRIAN CENTER SPORTS COMPLEX COMPREHENSIVE PLAN AMENDMENT

SUPPORT MATERIAL FOR TEXT AND FUTURE LAND USE MAP AMENDMENTS TO THE MARION COUNTY COMPREHENSIVE PLAN

Submitted For:

Golden Ocala Equestrian Land, LLC
600 Gillam Road
Wilmington, Ohio 45177

Prepared By:

HOLTZMAN VOGEL, P.A.
119 SOUTH MONROE, SUITE 500
TALLAHASSEE, FLORIDA 32301

MARCH 2026

581531.1

WORLD EQUESTRIAN CENTER SPORTS COMPLEX

COMPREHENSIVE PLAN AMENDMENT

SUPPORT MATERIAL FOR TEXT AND FUTURE LAND USE MAP AMENDMENTS TO THE MARION COUNTY COMPREHENSIVE PLAN

I. SUMMARY/INTRODUCTION

A. PROJECT LOCATION

This proposed amendment seeks to expand the World Equestrian Center Future Land Use ("WEC Land Use") within the master-planned mixed-use project within Marion County referred to herein as the Project.1 The proposed expansion is approximately 236 acres within the Project north of State Road 40 and west of NW 87th Court Road. Such portion of the Project is currently designated Low Residential and is within the Marion County urban growth boundary (UGB). The property is adjacent to the County's Farmland Preservation Area Boundary (FPA) on the southern border. On the western border are lands designated Rural, but these lands are within the County's UGB. The amendment is needed to create the World Equestrian Center Sports Complex.

The property owner and applicant is Golden Equestrian Land, LLC. The property is within the Golden Ocala Development of Regional Impact (DRI) which restricts the property to three acre lots or 78 units. Enclosed is a Project Boundary Map showing the location of the WEC Land Use and the surrounding area (see **Figures 1 and 2**).

The planned sports complex will be world class and will consist of multiple exterior fields and indoor sports amenities. The exterior sports fields will include (8) full-size synthetic turf multipurpose soccer, lacrosse, and football fields, (3) natural turf soccer/lacrosse fields, (6) synthetic turf multi-purpose baseball/softball fields, and a championship soccer field with increased seating. The Indoor Facility will consist of (2) full sized ice sheets, (8) full sized basketball courts with the ability to function as (16) volleyball courts, and a full-sized synthetic turf soccer pitch. In addition to the sports amenities the complex will be home to (2) restaurant locations and multiple fan support buildings concessions, restrooms, and field maintenance needs.

1 The Project itself is commonly referred to as the "WEC". To distinguish the Project from the World Equestrian Center Future Land Use. "WEC Land Use" is utilized for the Future Land Use designation.

B. SUMMARY OF PROPOSED AMENDMENTS

The applicant proposes the following amendments to the Marion County Comprehensive Plan:

1. Amend the Marion County FLUM to re-designate approximately 236 acres from Low Residential to WEC Land Use;

2. Amend Future Land Use Policy 10.5.1 to add sports facilities as a permitted use and to add maximum acreage amounts for equestrian facilities, indoor sports facilities, and outdoor sports facilities. The amendment also adds 300 additional hotel rooms;

3. Amend Future Land Use Policy 2.1.28 to add a description of sports facilities including softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses; and

5. Amend Future Land Use Table 2-1 to add sports facilities as a permitted use.

Such amendments are accompanied by the following Applications:

1. Amend the Property's existing planned unit development ("PUD") zoning to implement the sports complex.

2. Amend the existing Development Agreement to delete restrictions on concert uses.

3. Partially vacate a plat over a portion of the Property.

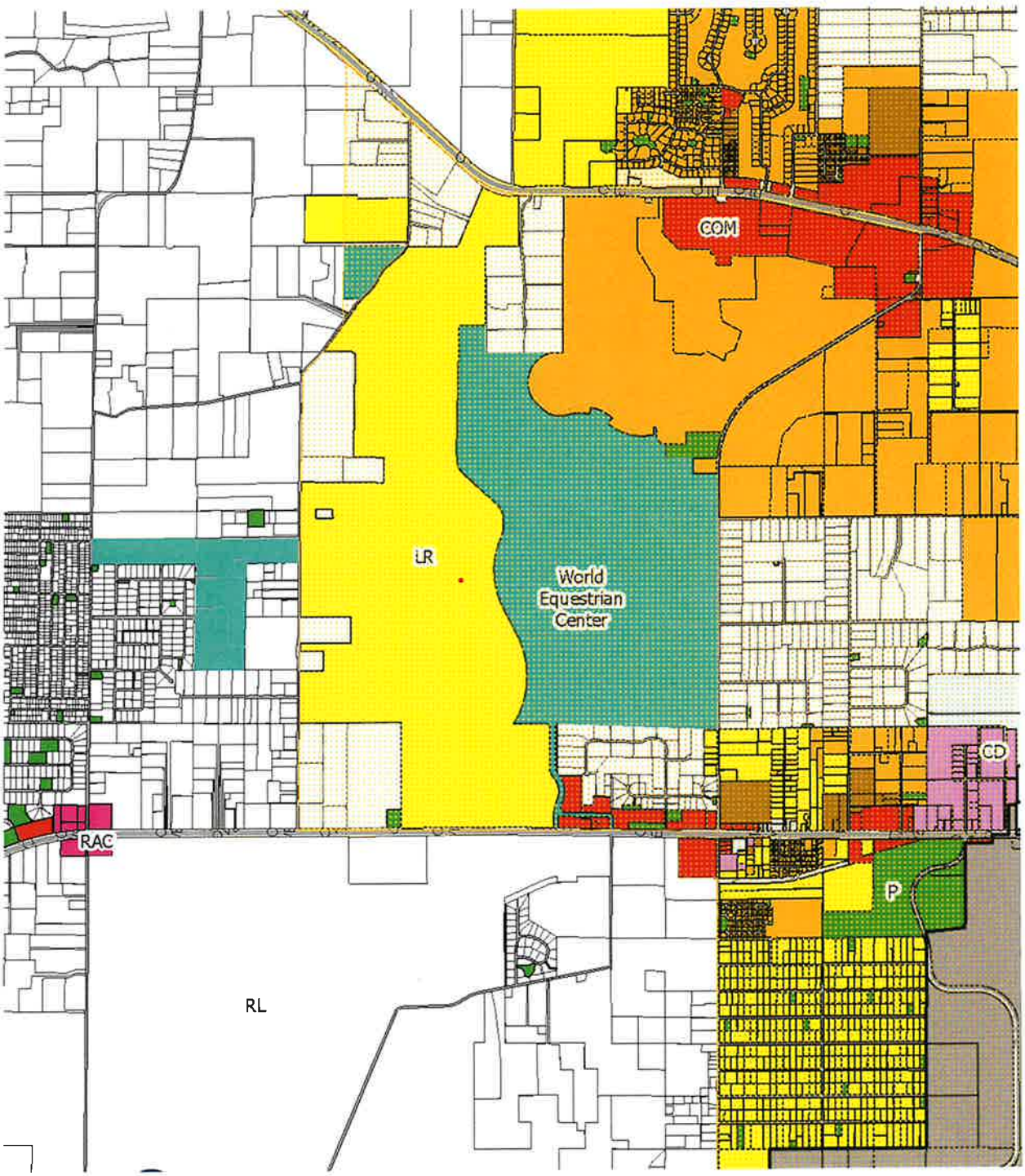
FIGURE 1

AERIAL MAP SHOWING LOCATION OF GOLDEN OCALA



COMPOSITE FIGURE 2

FUTURE LAND USE MAP



II. PROPERTY INFORMATION

A. APPLICANT and AGENT for the PROPOSED AMENDMENT

APPLICANT AND DEVELOPER	APPLICANT'S AGENT
Golden Ocala Equestrian Land, LLC 600 Gillam Road Wilmington, Ohio 45177	W. James Gooding III, Esq. 1531 SE 36th Avenue Ocala, Florida 34471 (352) 579-1290 (phone) (352) 579-1289 (facsimile) Email: jgooding@lawyersocala.com

III. REQUIRED DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENT FOR GOLDEN OCALA

Golden Ocala is a mixed-use master planned community developed around Ocala's heritage as a horse community. The Project is currently approved for single family residential, multi-family residential (condominium units), commercial, hotel, recreation, equestrian facilities, and other uses to support the horse industry such as stables, bridle/walking trails, etc. The County's FLUM is already approved for significant entitlements on the property. This proposed comprehensive plan amendment includes a request to add sports facilities to the mix of land uses and 300 additional hotel rooms within the Project footprint. The amendment would also authorize sports facilities, hotel and two restaurants on a portion of the Project previously limited to equestrian lots and equestrian related facilities.

The difference in development entitlements for Golden Ocala is identified in Table 1 below:

TABLE 1: EXISTING VERSUS PROPOSED ENTITLEMENTS FOR GOLDEN OCALA

Existing		Proposed	Difference
Residential Units	2,397	2,397	No Change
Commercial	4,000,000 s.f.	4,000,000 s.f.	No Change
Event Seating*	13,500 seats	REPLACE WITH ACREAGE	SEE ANALYSIS
Equestrian Facilities	N/A	210 acres	+ 210 acres
Expo and Indoor Facilities	N/A	30 acres	+ 30 acres
Outdoor Sports Facilities	N/A	90 acres	+ 90 acres
Hotel	1,350 rooms	1,650 rooms	+ 300 rooms
Recreational Vehicle	280 units/spaces	280 units/spaces	No Change

* The 10,000 Seat Equestrian Facility was approved by the Marion County Commission through a Special Use Permit approval on 3/21/17 (Resolution #17-R-075).

Table 1 above identifies that the amendment removes the 13,500 maximum seats of event seating and instead adds a maximum acreage for equestrian and sports facilities. The amendment also adds an additional 300 hotel rooms. An additional 236 acres are combined with existing lands with a

total of 330 acres dedicated to equestrian facilities, indoor sports facilities, and outdoor sports facilities. Of the additional 236 added to the WEC Land Use boundary, approximately 97 acres will be dedicated to the new sports complex.

The proposed WEC entitlements table replaces "seats" with "acreage". This change reflects how recreation uses are typically addressed within comprehensive plans in the State. Impacts are analyzed separately using the relevant intensity standard for traffic, water, or sewer. For example, the transportation analysis relies upon the latest ITE edition to project trip generation.

IV. HISTORY OF SUBJECT PROPERTY AND WORLD EQUESTRIAN CENTER

The subject property has been the subject of two previous future land use map amendments. The amendments are summarized below:

a. **2016 Amendment** – Redesignated a portion of the Project, including most of the property that is subject to this Amendment, from Rural to Low Residential. The amendment was approved by Marion County but challenged by an adjacent property owner. The challenge was settled by restricting the residential density to three acre lots.

b. **2017 Amendment** – During the pendency of the resolution of the challenge to the 2016 Amendment, the property was purchased by Golden Ocala and incorporated into the master plan development. The amendment created the WEC Land Use and assigned it to portions of the Project. The amendment kept the three acre lot restriction over most of the property that was the subject of the 2016 Amendment and referred to this general area as "equestrian estates." Finally, the amendment moved the boundary of the FPA and the UGB to the west, thus removing the bulk of the Project so that it is outside of the FPA and within the UGB; only the portion of the Project west of NW 100th Avenue is within the FPA and outside the UGB; such portion of the Project is not the subject of the current amendment.

The 2017 amendment also added FLUE Policy 10.5.1 which adopted site specific land use regulations for Golden Ocala and the World Equestrian Center. In a subsequent amendment FLUE Policy 2.1.28 was added to further clarify what land uses were permitted for the World Equestrian Center. The property was also rezoned Planned Unit Development (PUD) which included a master plan for the property and more specific land use regulations for the property.

Much has changed since the 2016 Amendment was approved in 2017. The World Equestrian Center has created a regional mixed use center primarily focused on equestrian activities but incorporating non-equestrian activities as well (including activities involving some of the same sports such as soccer) that will now be located on the Sports Complex. The WEC includes hotel rooms, restaurants, retail, and indoor and outdoor recreation venues. The WEC is currently approved for over 1,300 hotel rooms and 4,000,000 square feet of commercial so more development is in the pipeline. To facilitate traffic into the WEC, a four lane entrance road was constructed connecting State Road 40 to the WEC. This internal four lane roadway is the eastern boundary of the proposed sports facilities complex and will provide one of the primary entrances into the sports complex.

V. ANALYSIS OF REQUESTED LAND USES

The proposed amendment will allow the following land uses and activities to occur in an area currently approved for 78 residential equestrian lots and equestrian related facilities:

1) 17 Exterior multi-purpose sports fields with championship seating for sports events;

2) An indoor facility that can offer a wide variety of sports from basketball to ice hockey;

3) Commercial uses including a hotel and two restaurants; and

4) Accessory buildings to serve the sports complex.

The amendment adds 236 acres to the WEC Land Use. These acres were already in the Golden Ocala master plan. Approximately 97 acres will be dedicated to the proposed sports complex with seven acres dedicated to the indoor sports facility, which is the most intense activity proposed. The remaining 139 acres will be dedicated to the hotel, limited commercial and uses to support the complex including parking, stormwater and open space. The limited commercial uses include two new restaurants, but already approved development entitlements will be used.

Commercial is not currently allowed on the property. Active recreation uses (such as sports fields) are typically allowed by Marion County in residential zoning districts and even rural districts. However, due to the size and commercial purpose of the proposed sports complex this comprehensive plan amendment is warranted.

The subject property is currently designated Low Residential. As stated in FLUE Policy 2.1.17. this land use designation is for areas that are "primarily single-family residential units." This means there are other land uses and activities that are permitted beyond single family residential. The Marion County Comprehensive Plan does not include a complete list of the land uses allowed, instead the comprehensive plan defers to the implementing land development code through the underlying zoning for that guidance. For this property, the adopted PUD zoning defines what other uses are allowed on the property which is also being amended (see **Exhibit B** – Proposed PUD Master Plan).

V. SUITABILITY AND COMPATIBLITY ANALYSIS FOR PROPOSED FLUM AMENDMENT

The proposed amendment adds approximately 236 acres to the portion of the Project with a WEC Land Use. The property is currently designated Low Residential on the FLUM. The property is within the UGB and outside of the FPA.

This application demonstrates that this FLUM amendment is consistent with the Marion County Comprehensive Plan and state requirements. The lands that compose this amendment are suitable for the land uses proposed and will be served by adequate public facilities.

The comprehensive plan analysis is based on the following:

- **Suitability Analysis** – The amendment demonstrates that the properties proposed for re-designation are suitable for that land use with an ecological analysis from Jim Modica and Associates with analysis attached as **Exhibit C**.
- **Traffic Analysis** – Kittelson & Associates, Inc. has performed the following traffic analysis, all of which have been approved by Marion County or expected to be approved by the adoption hearing: (1) Traffic Demand Management Study – (Plan Number 33436) – which is expected to be approved by Marion County prior to the hearing; (2) Traffic Study – (Plan Number 33437) – approved by Marion County on February 4, 2026; (3) Parking Study – (Plan Number 33438) – approved by Marion County on December 10, 2025.
- **Water and sewer analysis** – The amendment demonstrates the impact of the proposed amendment in Section IV.E. Marion County has confirmed the availability of water and sewer services set forth on the attached **Exhibit D**.

A. NATURAL FEATURES ON THE PROPERTY (LAKES/PONDS, WETLANDS, HABITAT IMPORTANT TO LISTED SPECIES, TYPES OF VEGETATION, SOILS).

Jim Modica and Associates conducted a detailed analysis of the environmental resources on the property which enumerates natural features including environmentally sensitive resources (wetlands, plant communities, listed species, streams, etc.). Their report is included as **Exhibit C** to this report. The report demonstrates that the amendment boundary is suitable for urban development. The analysis does the following:

1. Identifies the soils and land use classification for lands within the amendment boundary.
2. Demonstrates that the land is improved pasture with developable uplands and suitable for urban development. The Modica analysis analyzed a much larger area with some areas having development constraints including listed species and wetlands. However, none of those resources were identified on the portion of property subject to this amendment. Further environmental analysis will be required as part of the required environmental permitting.
3. The amendment boundary has already been approved for urban development by Marion County and thus has been determined to be suitable for development.

As mentioned previously, further environmental analysis will be required during environmental permitting. For more information see the environmental analysis prepared by Modica & Associates (see **Exhibit C**).

B. CULTURAL RESOURCES ON THE PROPERTY. (ARCHAEOLOGICAL AND HISTORICALLY SIGNIFICANT SITES).

The subject property has already been approved for urban land uses with the Low Residential designation. These properties were previously analyzed and determined to be suitable for development. If any historical resources are located on the site will need to be avoided or addressed in future planning stages.

C. LAND USE AND COMPATIBILITY

The amendment area is approximately 236 acres and designated Low Residential on the FLUM. The property is within the Golden Ocala master plan and the UGB but restricted to large lot residential development with a maximum of 3 acre residential lots and a total of 78 residential units.

As demonstrated in the environmental analysis there are very few environmental resources on the property. The property has been farmed or used for equestrian purposes and is now improved pastureland. Thus, the property is very suitable for urban development.

Below is a comparison of the existing land uses and future land uses surrounding the amendment boundary.

Future Land Use Designations Surrounding the Property

North:	Low Residential, World Equestrian Center
South:	Rural Land (Farmland Preservation Area)
East:	World Equestrian Center, Commercial, Rural Land
West:	Rural Land and Public

Existing Land Uses Surrounding the Property

North:	World Equestrian Center, Golden Ocala
South:	Vacant/Agricultural
East:	World Equestrian Center, Single Family Residential, Commercial
West:	Vacant/Agricultural

As shown above, the subject property adjoins the existing WEC Land Use portion of the Property on the northern and eastern boundaries of the subject property. Commercial lands also adjoin the amendment boundary on its eastern border. Rural lands border the property on the western and southern border (outside the Project). The Rural lands on the western border are within the UGB but not yet designated for urban development. The land on the southern border is designated Rural and within the FPA. The proposed amendment's southern border is separated from the rural designated property to the south by State Road 40, a four lane roadway with approximately 180 feet of roadway and right-of-way combined.

This subject property is consistent with the intent of the World Equestrian Center category as described in FLUE Policy 2.1.28. Approximately 59% of the property will be dedicated to uses that serve both the equestrian and sports complex including hotel, limited commercial, parking, stormwater and open space. The remaining 97 acres, approximately 41% of the expansion area, will be dedicated to the sports complex and only 7 acres, approximately 2% of the expansion area, will be dedicated to the more intense indoor sports facility. The sports complex use is being added to the list of permitted in the FLUE Policy 2.1.28. The property adjoins the World Equestrian Center boundary on the northern and eastern boundaries. The property was already owned by Golden Ocala and was approved for urban development. The property is in the County's UGB which is intended for urban development and served with central water and sewer. Finally, the land is very suitable for urban development as demonstrated in the Modica environmental analysis.

The project will be required to provide buffering to minimize impacts on adjacent properties and ensure compatibility. For the property to the west, the lands are designated Rural but are within the UGB. Thus, these lands are planned for conversion to more intense development in the future. Future Land Use Element Policy 2.1.12 provides that rural areas within the UGB cannot be used as a basis for restricting development within the UGB.

The amendment is adjacent to the FPA to the south. It is common in Marion County for intense urban land uses to abut the FPA boundary. The most intense land uses in Marion County- Commerce District and Employment Center - are directly adjacent to the FPA in several locations in the County. A commercial parcel also adjoins the

FPA designated lands to the south. State Road 40 separates the rural parcel to the south from the proposed amendment. The northern border of State Road 40 includes intense urban land uses including Commercial and World Equestrian Center.

The Marion County plan permits urban land uses to adjoin FPA designated parcels. The comprehensive plan creates this contrast with clear policies establishing both the UGB and FPA with no policies requiring a transition of land uses or a step back of density or intensity. The County's plan directs intense urban densities and intensities within the UGB on central water and sewer (see Future Land Use Element Policies 1.1.5, 3.1.1 and 3.1.2). Separate policies establish what level of development is permitted within the FPA (see Future Land Use Objective 3.3 and supporting policies). The comprehensive plan incentivizes development adjoining the FPA boundary, but within the UGB, through the transfer of development rights (TDR) program. Land within the UGB is defined as Tier 1 with no consideration whether the parcel is adjacent to the FPA (see Future Land Use Element Policy 9.1.6) . Thus, a developer could buy development rights on an adjoining parcel within the FPA and use those credits on the adjacent parcel in the UGB.

The comprehensive plan does require buffering to ensure compatibility (see Future Land Use Element Policy 1.1.6). The County's land development code requires a fifteen foot landscape strip and buffer wall between a commercial recreation use and rural lands (see Section 6.8.6 and Table 6.8-1 of County Land Development Code (LDC)). For the parcel to the south, the FPA does not abut the subject property. State Road 40 separates the parcels with its four lanes and approximately 180 feet of right-of-way providing significant separation.

Finally, only 7 acres of the amendment boundary (approximately 2% of the land area) will be dedicated to the indoor sports facility, which is the most intense activity proposed. Commercial uses, including two new restaurants, are also planned on site but already approved development entitlements will be used. Approximately 97 acres will be dedicated to the proposed sports complex which includes the indoor sports facility. The remaining 139 acres will be dedicated to the hotel, limited commercial and uses to support the complex and larger WEC including parking, stormwater and open space.

As shown on the PUD master plan (see **Exhibit B**), athletic fields and stormwater facilities will be located along the edge of the development. Athletic fields and equestrian facilities are permitted within the Low Residential and Rural land uses and thus are compatible with the adjacent properties. Lighting restrictions and buffering will be required by the County which will help minimize impacts on adjacent properties. Sound studies are also being conducted on the property to support the PUD application.

D. SUITABILITY OF PROPOSED USE

The Modica & Associates report and this land use analysis demonstrate that the land included in this comprehensive plan amendment is suitable for the proposed land

uses. This amendment boundary includes a total of 236 acres that have already been approved for urban development by Marion County.

The Modica analysis clearly demonstrates that the lands are suitable for urban development, finding that the properties are improved pasture with no significant environmental resources. During the environmental permitting process more environmental analysis will be conducted to further support these conclusions. If any resources are found on site, then those resources would be addressed at that time.

E. PUBLIC FACILITIES ANALYSIS

The public facilities impact from this amendment are discussed below. The subject property is currently allowed up to 78 residential units, and those units may be used elsewhere in the Project. This amendment will add the following in terms of impact:

- Approximately 97 acres will be dedicated to the proposed sports complex or 41% of the expansion lands;
- Of these 97 acres, only 7 acres will be dedicated to the indoor sports arena or 2% of the expansion lands;
- The remaining 139 acres, approximately 59% of the expansion lands, will be dedicated to uses that support both the sports complex and the larger WEC development including hotel, limited commercial uses, parking, stormwater and open space; and
- An additional 300 hotel rooms are proposed.

The impact for each public facility is addressed below.

1. Transportation – Kittelson & Associates has performed multiple traffic studies to support this amendment. The analysis identifies that the Project does significantly impact State Road 40 and multiple intersections by the Year 2030. Pursuant to Capital Improvements Element Policy 1.5.5, the applicant and the County are in the process of entering a concurrency management agreement providing for proportionate share for transportation improvements consistent with Section 163.3180 and 380.06. This commitment is already included in the proposed text amendment to Policy 10.5.1. Any required amendments to the Capital Improvements Schedule will be incorporated into the County's annual update.

2. Centralized Water and Sewer Facilities – The proposed amendment is served by Marion County Utilities for both central water and sewer. The project engineer, Tillman & Associates, analyzed the Projects' water and sewer impact and submitted those projections to the County within the request for service confirmation from the County. On October 16, 2025, the Marion County Utilities Department confirmed that water and wastewater services will be provided and "adequate capacity exists in the system to serve the project based on the information provided." Attached as **Exhibit D** are the

Tillman Engineering water and sewer projections and the County's confirmation of service.

3. SOLID WASTE – The proposed amendment will not increase the demand for solid waste service. Marion County relies on a level of service standard based on residential units. The amendment does not increase the Project's residential entitlements. In addition, based on conversations with Marion County staff, there is no capacity problem for solid waste in the County.

4. PARKS AND RECREATION – The proposed amendment will not degrade the recreational level of service in the County. The County's level of service standard is based on residential use, which is 2 acres per 1,000 persons. The proposed amendment does not increase the Project's residential entitlements.

VI. RESPONSE TO OBJECTIONS.

The following objections have been received with a response provided.

FLORIDA COMMERCE OBJECTION

Florida Commerce is objecting to the lack of supporting data and analysis to demonstrate that public facilities are available to serve the proposed amendment. The Department states that the amendment is not based on surveys, studies and data regarding the amendment site including the availability of water supplies, public facilities, and services. The Department's objection addresses the following public facilities and requirements:

1. **Potable Water and Sewer** – The amendment states that the site is within Marion County Utilities jurisdiction and eligible for utility services. The Department cites the County staff report referencing that utilities are adjacent to existing infrastructure, but the infrastructure does not extend "fully" into the subject site. The Department states that no data has been provided to demonstrate there is enough capacity to meet the demands of the plan amendment.

2. **Transportation** – The Department states that an analysis was included to support the amendment but a "full analysis" for the specific site showing the "full impacts" of the site on traffic has not been completed or included in the amendment package.

3. **Capital Improvements** – The Department identified that the Capital Improvements Element was not updated to reflect the needed improvements. The Objection specifically mentions that utilities do not "fully extend" into the subject site.

RESPONSE TO OBJECTIONS: The Department is correct to point out that a plan amendment must demonstrate that adequate public facilities are in place, planned or committed to in an enforceable agreement, to support the amendment. The comprehensive plan amendment is of course the first step in multiple required steps in the development process. The comprehensive plan amendment is a planning process that is a safeguard to ensure that public facilities are in place or planned to serve a proposed plan amendment.

For transportation impacts, the transportation consultant has submitted the required Traffic Impact Analysis (TIA) to the County and the applicant and County are in the process of amending the existing 163 agreement to address the Project's transportation impacts. The agreement is referenced in Future Land Use Element Policy 10.5.1.

For potable water and sewer, the Project engineer submitted a water and sewer generation analysis to Marion County Utilities which was approved by the County on October 16, 2025, and is attached as **Exhibit D**. Water and sewer facilities are available to the client's property and provide service to the adjacent WEC. This amendment is an extension to the WEC and will require the extension of utilities on private property. Thus, the required sewer main extension is a private capital expense but for comprehensive plan purposes both water and sewer are available to the property.

The County, at their discretion, will update the Capital Improvements Element as part of their annual update to incorporate new projects. Any capital projects to address new transportation impacts along State Road 40, or any other roads or intersections, will be added as part of this process. The amendment does not create any new water or sewer facility improvements.

Third Party Objection – Letters from Gardner Brewer Hudson Firm

Representatives are objecting to the plan amendment because it violates a 2016 settlement agreement which placed restrictions on the property. The representatives are correct that a settlement agreement was entered into that resolved their client's objections in 2016. The settlement restricted any residential densities to three acre lots. This restriction was adopted into the County's comprehensive plan.

Representatives are also stating that the amendment is not compatible with the Marion County comprehensive plan, the surrounding area and the 2045 Planning Horizon. Finally, objections are raised to the lack of a level of service analysis.

RESPONSE TO OBJECTIONS: The County amended its comprehensive plan in 2016 to incorporate the Wormser settlement agreement terms. The restriction applies to residential development. The settlement agreement did not envision a future change of use. At the time of the settlement agreement the only development proposed in the area was residential. In 2017 the WEC amendment was approved by the Commission and future amendments resulted in the current development entitlements including over 2,300 residential units, 1,350 hotel rooms and 4 million square feet of commercial to serve the WEC equestrian center.

The WEC development is now a reality and is at the edge of the proposed amendment boundary. The character of the area has transformed since 2016, especially north of State Road 40. The 2016 settlement agreement did not remove the ability of the Commission to amend the plan or to reflect changes in conditions.

Representatives also claim that the amendment is not compatible with the adjacent rural lands. The County's comprehensive plan does not prohibit urban development within the UGB, including lands that are adjacent to the FPA. The proposed sports complex is a combination of outdoor sports fields and an indoor sports facility. The comprehensive plan requires perimeter buffering to ensure compatibility with the surrounding properties. The proposed PUD master plan also demonstrates how land uses will be oriented on site to have sports fields and stormwater facilities on the perimeter of the property.

Rural designated land is "primarily for agricultural uses" pursuant to Future Land Use Element Policy 2.1.16. However, community facilities are permitted in rural areas pursuant to Future Land Use Element Policy 2.1.8 by special use approval. Table 4.2-1 of the Marion County Land

Development Code permits active recreation use by right in the A-1 and A-3 zoning districts. The Code specifies that a "public park, or other public recreational use or building" is permitted. A-1 is the zoning district of the properties adjacent to the amendment boundary to the south and west.

The adjacent FPA is also separated from the property by State Road 40 and the right of way which is a separation of approximately 180 feet. This separation far exceeds the standard buffering required under the County's land development code.

Regarding the level of service analysis, the amendment is supported by a level of service analysis demonstrating that adequate public facilities are in place and planned to serve the amendment.

VI. CONSISTENCY OF PROPOSED FLUM AMENDMENT WITH CHAPTER 163, FLORIDA STATUTES AND THE MARION COUNTY COMPREHENSIVE PLAN.

FLUM amendments must be consistent with the Goals, Objectives and Policies of the Marion County Comprehensive Plan and Chapter 163, Florida Statutes.

A. Needs Analysis

The Marion County Comprehensive Plan requires that a needs analysis be provided to support any future land use map amendment. The needs analysis to support these amendments is attached as **Exhibit E**.

B. Urban Sprawl Analysis

The proposed land use amendments are supported by an urban sprawl analysis included as **Exhibit F**.

C. Consistency with Comprehensive Plan Objectives and Policies

Large Scale Plan Amendments must be evaluated based on the proposal's ability to meet and further the goals, objectives and policies specified in the Marion County Comprehensive Plan. **Exhibit G** is an analysis of the Project as compared to the County's Comprehensive Plan and demonstrates that the Project is consistent with the County's Plan.

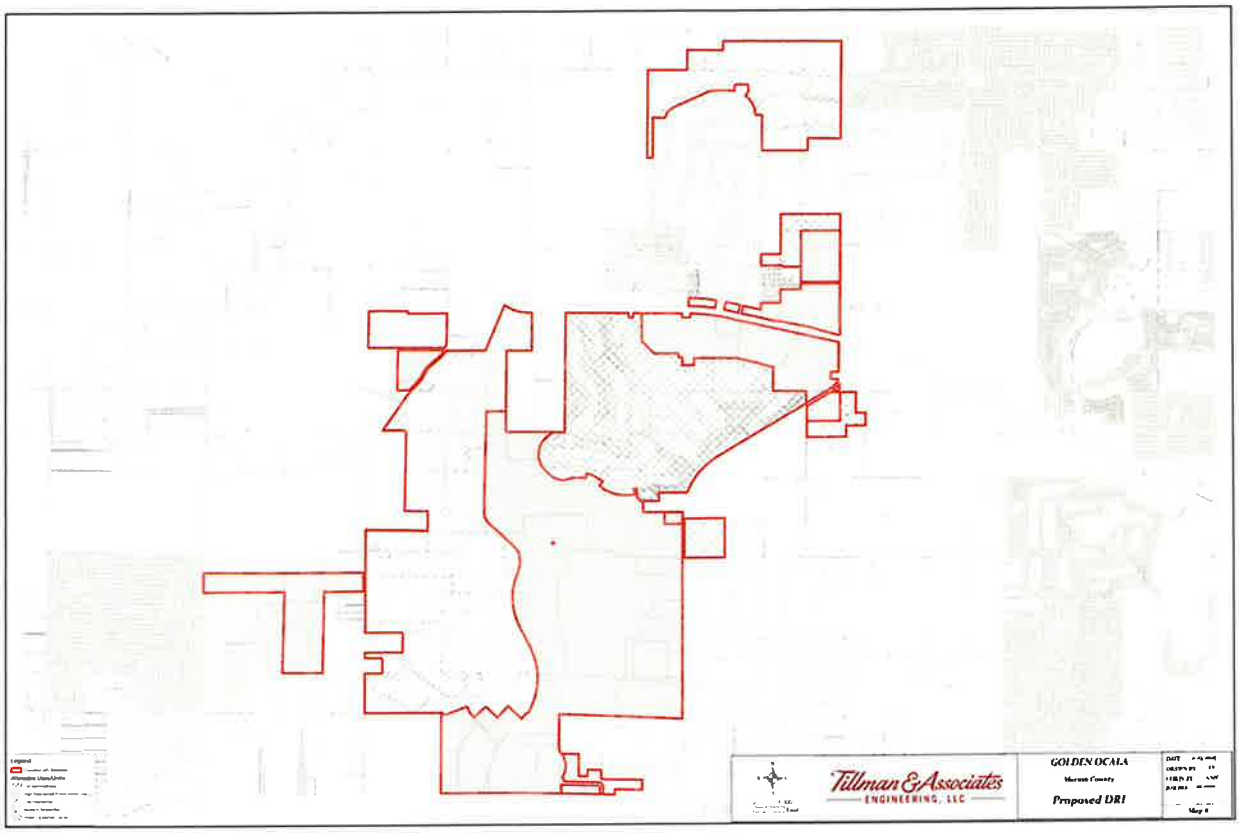
EXHIBITS

EXHIBIT A	Proposed Map and Text Amendments
EXHIBIT B	Proposed PUD Master Plan
EXHIBIT C	Environmental and Archaeological Analysis
EXHIBIT D	Utility Service Confirmation Letters
EXHIBIT E	Needs Analysis
EXHIBIT F	Urban Sprawl Analysis
EXHIBIT G	Consistency Analysis

EXHIBIT A

PROPOSED MAP AND TEXT AMENDMENTS

PROPOSED MAP AMENDMENT



PROPOSED TEXT AMENDMENTS

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), sports facilities and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No 22-26 dated June 21, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC).

Future Land Use Element Table 2.1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du 10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			
Commercial (COM)	0 – 8 du ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	*Rural Area (Outside UGB)*		
	0-1 du 10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h- (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	Urban Area (Inside UGB)		
	0-4 du ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities, Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala
[Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy.]

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04, (b) Future Land Use Map (FLUM) Amendment s 2017-L02 and 2017-D05, ~~and~~ (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02, (d) FLUM Amendment 2024-___ and FLUM Amendment 2024-___ concerning ~approximately 4,276.21 acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.

2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.

3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium -Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilityies	~~13,500 seats~~210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,~~36~~50 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:

   A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").

   B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2024-____ and 2024-____ neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.

6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.

8. Development of:

   A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.

   B. Equestrian Estate lots:

      1) Located South of US 27, shall be served by central potable water or central sanitary sewer services, and

      2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration, or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1, and other provisions of this plan requiring central water and sewer.

9 Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.

10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date.) and FLUM Amendment 2022-L02.

Figure 4 – Proposed FLUE Map 15.h
(Reference Attachment Set C.)

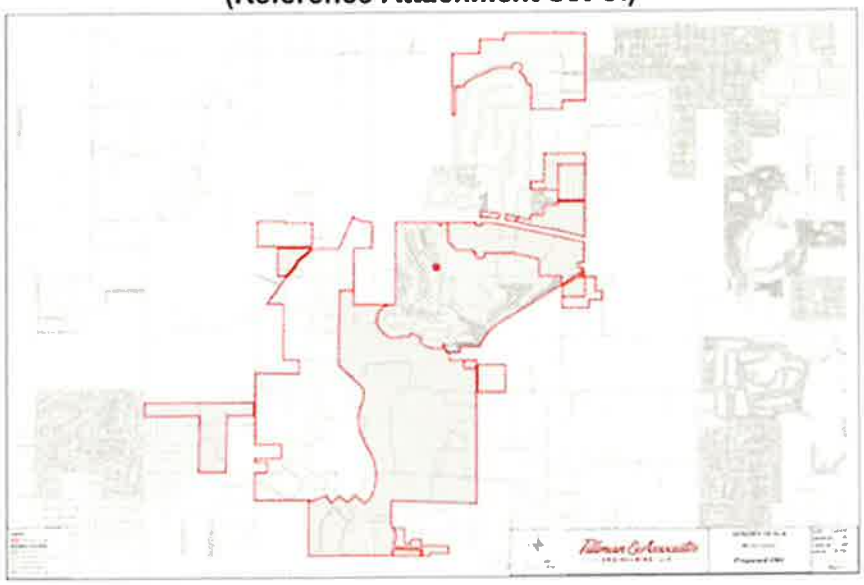


EXHIBIT B

PROPOSED PUD MASTER PLAN

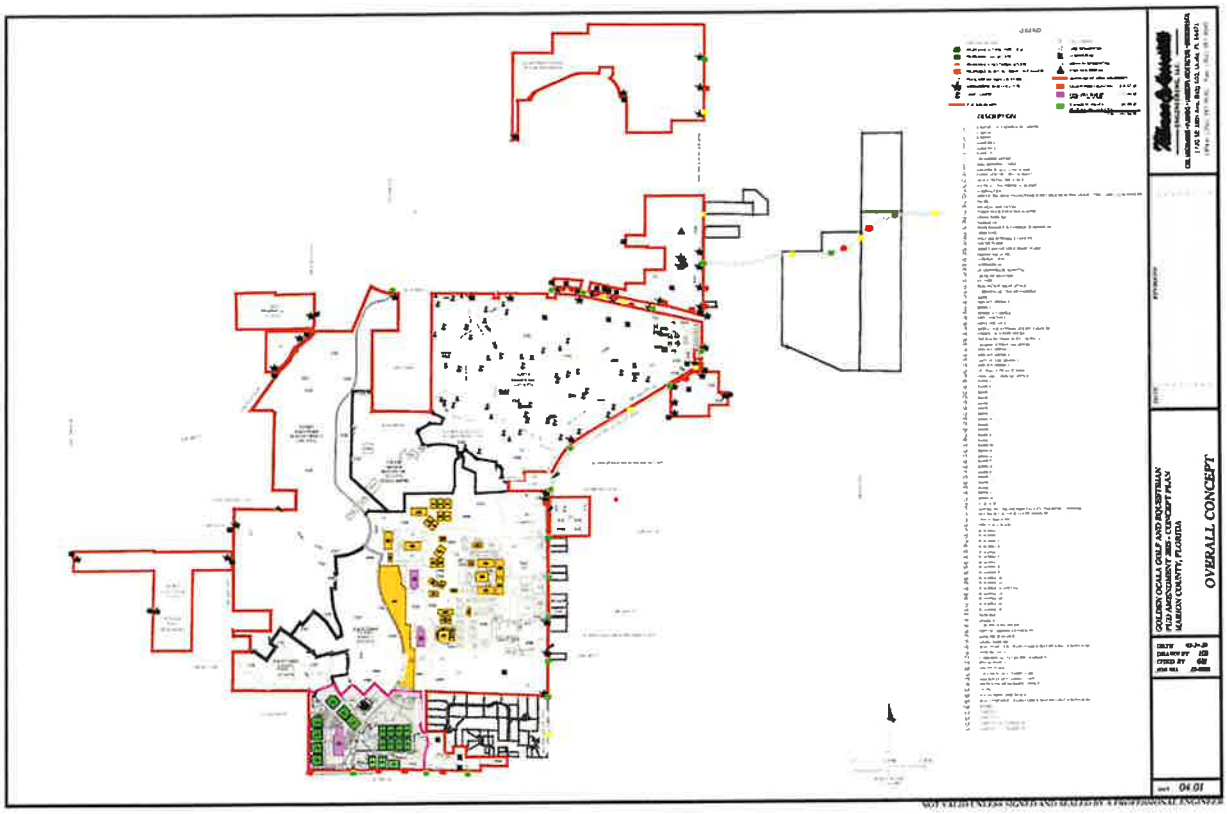

OVERALL CONCEPT

EXHIBIT C

ENVIRONMENTAL AND ARCHAEOLOGICAL ANALYSIS

GOLDEN OCALA

MARION COUNTY, FLORIDA

ECOLOGICAL SITE ASSESSMENT

MODICA & ASSOCIATES

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Prepared for:
Generation III, LLC
600 Gillam Road
Wilmington, OH 45177

Prepared by:
Modica & Associates
302 Mohawk Road
Clermont, FL 34715

April 2017

PHONE 352.394.2000 FAX 352.394.1159
302 MOHAWK ROAD, CLERMONT, FLORIDA 34715
WWW.MODICAANDASSOCIATES.COM

GOLDEN OCALA
MARION COUNTY, FLORIDA

ECOLOGICAL SITE ASSESSMENT

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GOLDEN OCALA
MARION COUNTY, FLORIDA
ECOLOGICAL SITE ASSESSMENT

1.0 INTRODUCTION

Modica & Associates conducted an ecological assessment of the 1,900± acre Golden Ocala project site ("Subject Parcel"). Several site inspections occurred during March and April of 2017. The Subject Parcel is located south and west of the existing Golden Ocala Golf and Equestrian Club, west of NW 80th Avenue, east of NW 100th Avenue, a small portion of the project is located west of Miller Road. The entire project is north of State Road 40 in Ocala, Florida (**Figures 1 & 2**).

The intent of the Ecological Assessment was to preliminarily evaluate on-site habitats and vegetative communities, to identify the presence or potential for presence of protected wildlife species, to identify potential environmentally-related development constraints associated with the property, and to outline regulatory permitting requirements for the property, specifically pertaining to ecological resources. The findings presented herein reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change over time.

2.0 PROJECT SITE CONDITIONS

Prior to inspecting the Subject Parcel, published literature and publicly available ArcView™ GIS data layers were reviewed to obtain an understanding of site topography, soils, vegetation, and anticipated / documented wildlife use in the vicinity of the property. The following resources were accessed as part of the subject assessment:

- 2014 Aerial Photographic Imagery, ESRI Online Basemap Options;
- Google Earth Aerial Imagery, 1994-2016;
- U.S. Department of Agriculture (USDA) *Soil Survey of Marion County Florida*;
- Florida Natural Areas Inventory (FNAI) – Species Occurrence Tracking List, Marion County;
- *Florida's Endangered and Threatened Species*, January 2017, FWC;
- *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook*, U.S. Department of Transportation;
- ArcView™ shapefiles containing the following wildlife occurrence records:
  - FWS 2013-2014 bald eagle survey results;
  - FWS wildlife observation database (Wildobs2006.shp);
- Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx);
- North Florida Ecological Services Office Federally Listed Species in Marion County, Florida

Modica & Associates conducted several field inspections of the Subject Parcel during March and April of 2017. The property was traversed via vehicular and pedestrian transects to identify any listed wildlife species and to map the onsite land uses and vegetative communities. The findings of the survey are discussed in greater detail below.

2.1 Soils

Per the *Soil Survey of Marion County, Florida*, prepared by the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), thirteen (13) soil types occur within the Subject Parcel boundaries, with designations of "pits" and "open water" also present on the property (**Figure 3**). Soil descriptions of those soil types are described below; the descriptions are excerpts from the SCS *Soil Survey of Marion County, Florida.*

Arrenondo sand, 0-5% slopes (9) is a nearly level to gently sloping, well-drained soil that occurs as both small and large areas in the upland. This soil occurs as broad rolling areas of the uplands. The water table is at a depth of more than 72 inches. Permeability is rapid in the upper 65 inches, moderately rapid from 65 to 70 inches, and moderate below.

Arrenondo sand, 5-8% slopes (10) is a sloping, well-drained soil that occurs as small areas on sharp breaking slopes and on long slopes of the uplands. This soil occurs as broad rolling areas of the uplands. The water table is at a depth of more than 72 inches. Permeability is rapid in the upper 65 inches, moderately rapid from 65 to 70 inches, and moderate below.

Blichton sand, 2-5% slopes (17) is a gently sloping, poorly drained soil that occurs as small or large areas of the uplands. The surface layer is very dark gray sand about five inches thick. The water table is within a depth of 10 inches for periods of 1 to 4 months. During the dry periods, it recedes to depth of more than 40 inches. Permeability is rapid in the upper 26 inches, moderately rapid from 26 to 30 inches, moderate from 30 to 77 and moderately rapid from 77 to 81 inches.

Candler Sand, 0-5% slopes (22) is a nearly level to gently sloping, excessively drained sandy soil that has thin lamellae of loamy sand within a depth of 60 to 80 inches. It occurs as small and large areas on sandy ridges in the uplands. The surface layer of this soil type generally consists of dark gray sand about 5 inches thick. The water table for this soil type is at a depth of more than 60 inches. Permeability of this soil type is very rapid in the upper 67 inches, rapid from 67 to 109 inches, and medium below.

Fellowship Loamy Sand, 2-5% slopes (29) is a sloping to strongly sloping, poorly drained soil that occurs on sharp-breaking slopes and long, wet hillsides of the uplands. The water table is perched in the surface layer and the upper part of the subsoil. It is within 10 inches of the surface for 1 to 4 months during wet periods. Permeability is moderately rapid in the upper 14 inches, moderately slow between 14 and 20 inches, and very slow below.

Flemington Loamy Sand, 2-5% slopes (34) is a poorly drained soil that is nearly level to gently sloping and occurring in small and large areas of uplands. The water table is within 10 inches of the surface for 1 to 3 months during most years and the subsoil can have a perched water table. The representative soil profile of the Flemington Series consists of very dark gray loamy sand about 5 inches thick with a subsurface of gray loamy sand about 4 inches thick. There is a clay subsoil between 9 and 53 inches. This soil type has low to medium organic-matter content.

Hague sand, 2-5% slopes (37) is gently sloping, well-drained soil that occurs generally as small areas in the upland. The water table is at a depth of more than 60 inches. Permeability is rapid in the upper 24 inches and moderate to moderately rapid below.

Kendrick loamy sand, 0-5% slopes (44) is a gently sloping, well-drained soil that occurs as small and large areas of the uplands. The water table is at a depth of more than 72 inches. Permeability is rapid in the upper 26 inches and moderate from 26 to 83 inches.

Lochloosa fine sand, 0 to 5 percent slopes (46) is a nearly level, somewhat poorly drained soil that occurs in small and large areas in the uplands. The surface layer is dark gray fine sand about seven inches thick. The water table fluctuates between 30 and 60 inches from 1 month to 4 months during most years. Permeability is rapid in the upper 28 inches, moderately rapid from 28 to 32 inches, and moderate below.

Micanopy fine sand, 2-5% slopes (50) is a gently sloping, somewhat poorly drained soil that occurs as small areas in the uplands. The water table is perched between depths of approximately 20 to 60 inches for periods of 2 to 5 months. It recedes to a depth of more than 60 inches during dry periods. Permeability is rapid in the upper 15 inches, moderate from 15 to 20 inches, and slow below.

Micanopy fine sand, 5-8% slopes (51) is a gently sloping, somewhat poorly drained soil that occurs as small areas in the uplands. The water table is perched between depths of approximately 20 to 60 inches for periods of 2 to 5 months. It recedes to a depth of more than 60 inches during dry periods. Permeability is rapid in the upper 15 inches, moderate from 15 to 20 inches, and slow below.

Pits (57) are areas where soils have been excavated and used for fill material in preparation for roads and building sites. Most excavations are small, and depths of the pits are generally limited to 5 to 12 feet.

Sparr fine sand, 0-5% slopes (65) is nearly level to gently sloping, somewhat poorly drained soil that occurs as small and large areas in the flatwoods and uplands. The water table fluctuates between 30 to 60 inches for 1 month to 4 months during most years. During dry periods, it is at a depth of more than 60 inches. Permeability is rapid in the upper 48 inches and moderate below.

Zuber loamy sand, 2-5% slopes (77) is a gently sloping, well-drained soil that occurs as small area in the upland. The water table is at a depth more than 72 inches. Permeability is rapid in the upper 15 inches, moderate from 15 to 20 inches, and moderately slow below.

Water (99) represents open water areas such as lakes.

2.2 Land Use Types & Vegetative Communities

The Golden Ocala project site currently supports five (5) land use type/vegetative communities within its boundaries (**Figure 4**). The land use type/vegetative communities were identified using the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The following provides a brief description of the land use type/vegetative communities identified on the site:

211 – Improved Pasture

The majority of the Subject Parcel is comprised of improved pasture with the dominant vegetation consisting of bahia grass (*Paspalum notatum*) with other species present including ragweed (*Ambrosia artemisiifolia*), dog fennel (*Eupatorium capillifolium*), pepper weed (*Lepidium virginicum*) and prickly pear cactus (*Opuntia* sp.). Vegetative diversity is low in the pasture; the area was historically used as cattle or horse pasture.

Also included within this land use type for this Ecological Site Assessment are areas of horse farms. Historical activity associated with a horse farm is present, such as abandoned stables.

425 – Temperate Hardwood

The second most prevalent community on the project site is temperate hardwood. This community is typically confined to the central, south central and northeastern portions of the subject property. This upland community supports several mature oaks and pines. Species observed include laurel oak (*Quercus laurifolia*), live oak (*Q. virginiana*), and slash pine (*Pinus elliottii*) in the canopy, with few turkey oak (*Q. laevis*) also present. Understory vegetation observed includes cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), winged sumac (*Rhus copallinum*), and black cherry (*Prunus serotina*). The ground cover is sparse, with bracken fern (*Pteridium* sp.), beautyberry (*Callicarpa americana*), catbrier (*Smilax auriculata*), saw palmetto (*Serenoa repens*) and passion vine (*Passiflora incarnata*) observed. Selective clearing activities have been conducted throughout the majority of the Temperate Hardwood community type, so the canopy is significantly less dense than what appears on aerial photography. It appears that the silvicultural activities have been conducted in accordance with Best Management Practices (BMP's).

641-Freshwater Marsh

There are a couple of freshwater marsh communities present generally within the northern limits of the Subject Parcel. The freshwater marshes consist of both isolated and hydrologically connected depressional marshes. Depressional marshes are characterized by short-stature, herbaceous vegetation such as: beaksedge (*Rhynchospora* spp.) soft rush (*Juncus effusus*), spike rush (*Eleocharis* sp.), lemon bacopa (*Bacopa caroliniana*), marsh mermaidweed (*Proserpinaca palustris*), spadeleaf (*Centella asiatica*), marsh penny wort (*Hydrocotyle umbellata*), maidencane (*Panicum hemitomon*), buttonbush (*Cephalanthus occidentalis*), St. John' wort (*Hypericum* sp.), and yellow-eyed grass (*Xyris caroliniana*).

524 Lakes less than 10 acres

There is a man-made lake generally in the northwestern portion of the Subject Parcel. This open water lake does contain limited vegetation along the edges of the system. Vegetation present is similar to those species listed in the Freshwater Marsh community discussed above.

610 – Wetland Hardwood Forest

There is one small wetland hardwood forest located within the most northwestern portion of the Subject Parcel. This area was historically cleared during the last 15 years as part of an agricultural operation. The forested wetland consists of a monoculture of persimmon trees (*Diospyros virginiana*) that recruited after the clearing.

2.3 Wildlife

A qualitative review of the Subject Parcel was conducted to determine if any wildlife species using the property are listed as protected by the U.S. Fish & Wildlife Service (USFWS) or the Florida Fish & Wildlife Conservation Commission (FWC). To assist in documenting the potential protected species on the project site, the Florida Natural Areas Inventory (FNAI) Tracking List for Marion County was obtained and reviewed (**Exhibit A**). Using this information, a survey of the site was conducted to determine the need and extent of formal survey for any wildlife species. Below is a list of wildlife observed, either directly or indirectly (i.e. tracks burrows, calls, etc.), on the Subject Parcel during the March and April 2017 site inspections.

BIRDS

American Crow (*Corvus brachyrhynchos*)
American Kestrel (*Falco sparverius*)
American Robin (*Turdus migratorius*)
Barred Owl (*Strix varia*)
Belted Kingfisher (*Ceryle alcyon*)
Black Vulture (*Coragyps atratus*)
Boat-tailed Grackle (*Quiscalus major*)
Cattle Egret (*Bubulcus ibis*)

Common Snipe (*Gallinago gallinago*)
Downy Woodpecker *(Picoides pubescens)*
Eastern Towhee *(Pipilo erythrophthalmus)*
Fish Crow (*Corvus ossifragus*)
Killdeer (*Charadrius vociferous*)
Mourning Dove (*Zenaida macroura*)
Northern Bobwhite (*Colinus virginianus*)
Northern Harrier (*Circus cyaneus*)
Pileated Woodpecker (*Dryocopus pileatus)*
Red-bellied Woodpecker (*Melanerpes carolinus*)
Red-shouldered Hawk (*Buteo lineatus*)
Red-tailed Hawk (*Buteo jamaicensis*)
Turkey Vulture (*Cathartes aura*)
Wild Turkey (*Meleagris gallopavo*)

REPTILES
Black Racer (*Coluber constrictor*)
Gopher Tortoise (*Gopherus polyphemus*)

MAMMALS
Raccoon (*Procyon lotor*)
Nine-banded Armadillo (*Dasypus novemcinctus*)
Sherman's Fox Squirrel (*Sciurus niger shermani*)
Cotton-tailed Rabbit (*Sylvilagus floridanus)*

The gopher tortoise is listed as a Threatened species by the FWC. The Sherman's fox squirrel is listed as a Species of Special Concern. No other listed species of wildlife were documented during the preliminary site inspections. Information regarding additional species of wildlife with potential for presence on the Subject Parcel is provided in Section 4 below. The Florida Natural Areas Inventory (FNAI) species tracking list for Marion County was accessed to determine the potential for listed species of wildlife that may occur within the habitat types present within Subject Parcel; this tracking list is included as **Exhibit A** for reference.

Wildlife species with the potential to occur on the Subject Parcel based on USFWS Consultation Areas, geographic locale, habitat types present and presence of suitable soils or vegetative cover include the American bald eagle, gopher tortoise, sand skink, Florida scrub-jay, Red-cockaded woodpecker, Southeastern American kestrel, Wood Stork, and the eastern indigo snake.

Although the Subject Parcel lies in the Consultation Areas for the Florida scrub-jay, and the Red-cockaded woodpecker, the property does not contain suitable habitat for the presence of either of these species. Because suitable conditions do not exist on the Subject Parcel for these species, no formal surveys will be required and therefore species-specific information is not provided in the Section 4 below.

A pair of kestrels were observed during the one initial survey. However, during a subsequent survey they were not observed. Additional surveys will be conducted to validate that the kestrels observed were the American kestrel which is a migratory species. The Southeastern American kestrel is listed as Threatened by FWC. Please refer to Section 4 below for a more detailed discussion on listed species.

2.4 Listed Flora

A survey was conducted to document the presence of any protected plant species within the Subject Parcel. This floral species survey was conducted in conjunction with the March and April 2017 wildlife surveys.

No plant species listed by either the Florida Department of Agriculture (FDA) or USFWS were observed on the site during the survey.

3.0 REGULATORY AGENCY PERMITTING

3.1 South West Florida Water Management District

The South West Florida Water Management District (SWFWMD) administers regulatory authority for proposed developments through the Statewide Environmental Resource Permitting (ERP) program. Development of the Subject Parcel will require an ERP application to be submitted to the SWFWMD for stormwater management and environmental regulatory review. The SWFWMD exerts regulatory jurisdiction over wetland and surface water areas.

If any wetland or surface water impacts are proposed, compensatory mitigation may be required to offset the functional loss of these natural resources. Mitigation may be provided through purchase of credits from an approved mitigation bank, or on-site wetland creation within flood compensating storage pond(s). An appropriate mitigation plan can be developed at the time of ERP application, if needed.

3.2 U.S. Army Corps of Engineers

If dredging or filling wetland impacts is planned in "Waters of the U.S.", a permit from the U.S. Army Corps of Engineers (ACOE) will be required. The ACOE regulates dredging and filling in wetlands (and surface waters) under authority of the Clean Water Act. If any work is proposed in non-isolated waters of the United States, a permit will be required from the ACOE. It appears that all onsite wetlands are isolated from Water of the United States. An Approved Jurisdictional Determination can be sought from the ACOE to obtain written concurrence that the on-site wetlands are isolated and therefore not jurisdictional to the ACOE.

3.3 Marion County

The Marion County Comprehensive Plan and Land Development Code (LDC) sets forth protective regulations for certain areas and natural resources within the County. The Subject Parcel does contain jurisdictional wetlands and surface waters, and also contains protected species of wildlife.

Article 6, Division 5 of Marion County's LDC provides for the requirement of an Environmental Assessment for Listed Species (EALS) to support various applications. An EALS must be submitted to the Office of the County Engineer to be reviewed concurrently with a corresponding development review application. This report will likely be sufficient to support the development review application for Marion County.

An approximately 315± acre portion of the Subject Parcel is currently under construction for the World Equestrian Center at Golden Ocala, consistent with Resolution Number 17-R-075 as approved by the Marion County Board of County Commissioners on March 21, 2017. The World Equestrian Center at Golden Ocala project area is depicted on **Figure 5**. A gopher tortoise relocation application has been filed with the FWC to address the presence of gopher tortoises within the World Equestrian Center project area.

4.0 PROTECTED SPECIES REGULATIONS AND PERMITTING

A qualitative review of the site was conducted to determine if any wildlife species using the Subject Parcel are listed as protected by the USFWS or the FWC. Surveys were performed by conducting pedestrian transects across a minimum of 15% of the site.

It should be noted that these findings reflect the site conditions at the time of the investigation and do not preclude other listed species from inhabiting the project site in the future.

4.1 Gopher Tortoise

The gopher tortoise is listed by the FWC as a threatened species. Gopher tortoises are commonly found in areas occurring on well-drained sandy soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and citrus groves. A permit to relocate the resident population of gopher tortoises will be required to facilitate development of the Property. The relocation may be conducted in phases as portions of the property are developed independently.

FWC regulations prohibit development within a 25-foot radius of any potentially occupied gopher tortoise burrow. A permit will need to be obtained from the FWC authorizing the relocation of any gopher tortoises within 25-feet of the footprint of development prior to the initiation of any land clearing or construction activities.

Figure 6 depicts the locations of potentially occupied gopher tortoise burrows that were identified during the March and April 2017 site inspections. Note that only a 15% survey was conducted for this preliminary evaluation. These results may be extrapolated to estimate the gopher tortoise population across the Golden Ocala project site.

Conservation Permit

Because there are more than 10 gopher tortoise burrows within the Subject Parcel that will be impacted by development, a "Conservation Permit" must be obtained from the FWC. A Conservation Permit authorizes the relocation of captured tortoises to a permitted off-site recipient area.

An application to the FWC must be submitted by a state-licensed Authorized Gopher Tortoise Agent. The Conservation Permit only requires a 15% gopher tortoise survey to obtain the permit, but a 100% survey must be conducted no more than 90 days prior to relocation activities. If the relocation effort does not occur within 90-days of the survey date, it will be necessary to repeat the survey prior to conducting the relocation effort.

Permit issuance typically occurs within 45-days following a complete application submittal. Once issued, the permit will be valid for a period of one year, after which time the applicant may apply for a one-time amendment to extend the permit duration for an additional year. Note that the relocation can be conducted in phases. The FWC Mitigation Contribution Fee must be paid to obtain the permit, but relocation costs and recipient site fees can be delayed until future phases are ready for development (if the project will be phased).

4.2 Sherman's Fox Squirrel

This mammal is classified as a "Species of Special Concern" (SSC) by FWC. There are three subspecies of fox squirrel in Florida. Only one, *Sciurus niger shermani*, occurs in central Florida. The fox squirrel's primary habitat is the longleaf pine, turkey oak, live oak, sandhill and flatwood communities. Live oak acorns may be a major source of food when supplies of acorns from turkey oaks are insufficient. Nesting is done in cavities of trees and in nests constructed of leaves. Live oaks are usually chosen for nesting, and Spanish moss provides lining of the nest. Two breeding seasons occur - from the end of November into January and over a longer period during the summer, beginning with conception in May or June. Average litter size is slightly more than two. The young remain in the nest for about 75 days, and are weaned at 90 days. Sexual maturity is reached at 1 year of age. Sherman Fox Squirrels are diurnal and are usually solitary except during mating season. Home range is about 75 acres.

A sighting of a Sherman's fox squirrel was made in the central portion of the Subject Parcel. This squirrel was observed near live oak hammocks. The site plan includes preserving as many of the large oak trees on the site as is feasible, which will be beneficial to the Sherman's fox squirrel.

4.3 American Bald Eagle

The American Bald Eagle *(Haliaetus leucocephalus)* was officially de-listed by the USFWS on July 9, 2007 (Federal Register Volume 72, No. 130). The bald eagle still receives protection from the USFWS under the Bald and Golden Eagle Protection Act (Eagle Act) and the MBTA. As part of the on-site review, all accessible areas were visually scanned for the presence of a bald eagle nest. In addition to the on-site survey, the FWC's *Online Eagle Nest Locator* database was accessed to determine if any previously documented eagle nests are located on or near the project site to see if any documented eagle nests are located within or near the Subject Parcel. There are no documented eagle nests within five (5) miles of the Subject Parcel. Therefore, project development should not have any adverse impact on eagle breeding or nesting activities. No coordination with FWC or USFWS is anticipated for the presence of this species.

4.4 Sand Skink

The sand skink (*Neoseps reynoldsi*) is listed as threatened by the USFWS and FWC. The sand skink is a fossorial lizard endemic to the central ridge of peninsular Florida, and spends its lifecycle just beneath the surface of the sandy soils that are characteristic of Central Florida's ridges. Because this lizard lives beneath the surface of the sand, its presence is generally detected by the presence of sinusoidal tracks left in the sand due to the unique manner in which this species moves through the sand.

In 2012, the USFWS revised their *Sand Skinks and Blue-tailed Mole Skinks Survey Protocol, Peninsular Florida* (Protocol) for the federally protected sand skink. According to the revised Protocol, if a property lies within the Sand Skink Consultation Area, has an elevation of 82 feet above sea level, and contains suitable soils, the USFWS assumes presence of sand skinks. The burden is on the landowner to document the absence of skinks.

The Subject Parcel lies within the Sand Skink Consultation Area and contains some soil types that are considered suitable for the presence of sand skinks (Arredondo, Candler, Hague, Kendrick and Zuber). However, there are very limited areas within the Subject Parcel that are underlain by suitable soil types that also lie above the minimum required elevation of 82 feet to be considered potentially suitable for the presence of sand skinks. Those areas of the Subject Parcel that meet all three criteria for the potential presence of sand skinks (location, elevation and soils), are vegetated with densely-rooted bahia grass, rendering the soils "unswimmable" by skinks. Accordingly, the Subject Parcel should be exempt from formal survey requirements.

It is recommended that Modica & Associates initiate "technical assistance" with the USFWS to confirm that the Subject Parcel is exempt from survey requirements.

4.5 Wood Stork

The wood stork (*Mycteria americana*) is listed as "Endangered" by the USFWS. The Subject Parcel lies within the USFWS Consultation Area for the wood stork, but is not located within a "Core Foraging Area" for the wood stork (**Exhibit B**). Wood storks nest in colonies and forage in freshwater wetlands. Good feeding habitat for wood storks typically consists of calm waters that do not have dense thickets of vegetation. The primary food of a stork's diet is small fish between 1 and 8 inches in length. Because the Subject Parcel is not located within the wood stork "Core Foraging Area" a biomass calculation to estimate the loss of wood stork foraging habitat should not be required if wetland impacts are proposed.

4.6 Eastern Indigo Snake

The Eastern indigo snake is listed as "Threatened" by the USFWS. Indigo snakes are thick-bodied, glossy black snakes with iridescent blue highlights. Adult indigo snakes may be between 60 and 74 inches long (USFWS, 2016). The USFWS routinely concurs that a project is "not likely to adversely affect" the indigo snake if the USFWS's *Standard Protection Measures for the Eastern Indigo Snake* ("Standard Protection Measures"; USFWS, 2004) will be followed during project construction. The Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site. This requires placement of posters on the project site, distribution of educational pamphlets and informational signs and videos. These educational documents have been prepared by USFWS and are readily available for use by the Applicant.

4.7 Southeastern American Kestrel

The Southeast American kestrel (*Falco sparverius paulus*) is listed by the FWC as a threatened species. This falcon species is a permanent and non-migratory resident of Florida. The population of southeastern American kestrels in Central Florida has decreased by 82% from 1940's to 1980's. The population decline is due to loss of habitat caused by clearing of woodlands for agriculture and residential development. The clearings have reduced suitable nesting and forging sites.

The Southeast American Kestrel is the smallest of the falcon species and is approximately the size of a robin. It grows to a length of 9 to 12 inches. They are colorful birds and there is a color difference between the male and female. Both sexes have reddish and blue crowns. The males have blue wings and cinnamon backs and tails. They have dark spots on a white breast. The females have a cinnamon body color with dark streaks. They have a light tan breast with vertical brown streaks.

They have long, pointed wings when seen in flight and will hover. It is common to see them sitting on electrical wires, poles and fences.

They prefer open habitats so they can hunt small terrestrial animals. Southeastern American kestrels typically nest in cavities excavated by woodpeckers and in artificial objects such as power poles, nesting boxes and buildings. They have a clutch of 3 to 5 eggs. The eggs are pinkish to beige having with Reddish-brown speckles and dark brown spot. They usually have one brood a year. Egg incubation is 28 to 31 days and the young fledge at 28 to 31 days of age.

If a nesting pair of Southeastern American kestrels is documented within a project site, the FWC has recommended guidelines for preservation and protection of this species. The FWC requires that a 150-meter radius be established around the nest cavity. Additionally, the FWC recommends that 50 hectares of suitable foraging habitat remain on the site. This habitat can consist of golf courses, pastures and any other open grasslands on which the birds can forage. Because two kestrels were observed on the Subject Parcel (within the southern portion of the property), a formal kestrel survey will be conducted to conclusively document which species of kestrel (if any) is still present on the site.

5.0 SUMMARY

Modica & Associates conducted an Ecological Assessment of the 1,900± acre Golden Ocala project site during March and April of 2017. The Subject Parcel is located south and west of the existing Golden Ocala Golf and Equestrian Club, west of NW 80th Avenue, east of NW 100th Avenue, a small portion of the project is located west of Miller Road. The entire project is north of State Road 40 in Ocala, Florida (**Figures 1 & 2**).

Two listed species were documented on the project site during the preliminary surveys. These species include the gopher tortoise and the Sherman's fox squirrel. In addition to these species, the Subject Parcel may be considered suitable for the presence of additional listed species of wildlife including the bald eagle, Southeastern American kestrel, sand skink, wood stork, eastern indigo snake, Florida scrub-jay and red-cockaded woodpecker. The Subject parcel does not contain suitable habitat for the scrub-jay or the red-cockaded woodpecker and therefore no additional coordination for these species will be required.

The Subject Parcel contains only limited areas that meet all three criteria (location, elevation and soils) for the potential for the presence of sand skinks. Those areas that do meet the criteria are vegetated with densely-rooted bahia grass, rendering the underlying soils "unswimmable" and therefore not suitable for the presence of sand skinks. Because of this unsuitable habitat, it is anticipated that an exemption from a formal sand skink survey will be granted by the USFWS.

The Subject Parcel is not located within a "Core Foraging Area" for the wood stork, therefore any proposed wetland impacts should not have to be evaluated for loss of foraging habitat.

There is potential for the presence of the eastern indigo snake on the Subject Parcel. The USFWS typically does not consider adverse effects to the indigo snake if the USFWS's *Standard Protection Measures for the Eastern Indigo Snake* ("Standard Protection Measures"; USFWS, 2004c) will be followed during project construction. These Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site.

Two kestrels were observed on electrical wires within the southern portion of the Subject Parcel during the original site inspection. During the following inspection, the kestrels were not observed. The observed kestrels could have been the more common (and not protected) American kestrel that migrates north during April of any given year. However, because kestrels were observed in closed proximity to each other during early April, a formal survey will be conducted to conclusively determine if there are any nesting kestrels on the Subject Parcel.

Publicly available data indicate that there are no documented eagle nests within 5 miles of the Subject Parcel, and no eagle nests were observed on-site during the preliminary evaluations. No coordination for this species will be required.

No other listed species of wildlife were identified on the property, nor does the Subject Parcel appear to provide suitable habitat for other listed species at the time. However, it should be noted that these results reflect site conditions at the time of the investigation and do not preclude the possibility of any additional listed species using or inhabiting the site in the future, especially if vegetative habitat characteristics become more favorable for listed species in the future.

This ecological assessment does not constitute a Phase I Environmental Assessment and this report makes no representation as to the presence or absence of hazardous materials in association with the project site.

6.0 REFERENCES

Florida Fish and Wildlife Conservation Commission. 2017. Eagle Nest Locator (http://wildflorida.org/eagle/eaglenests)

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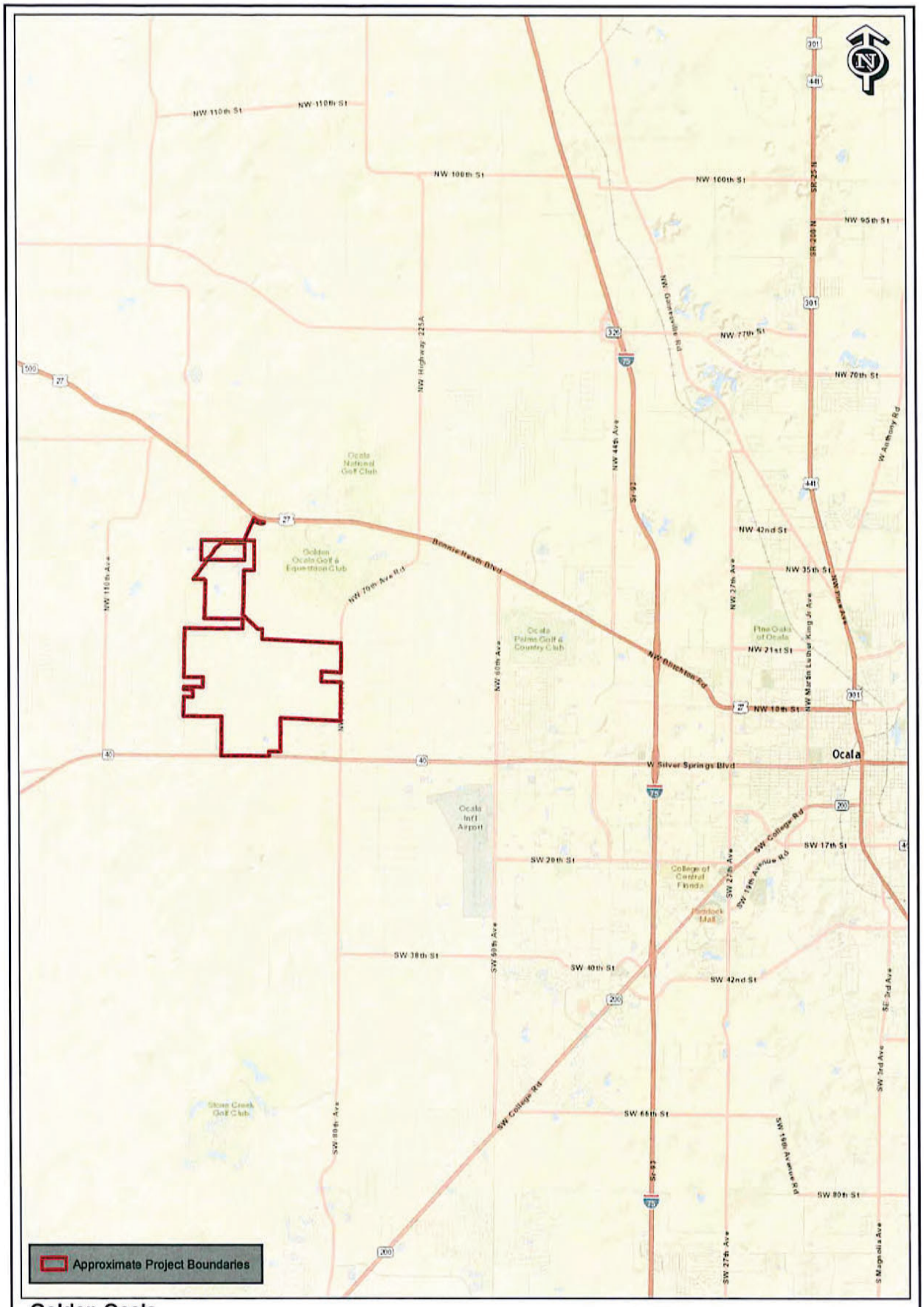
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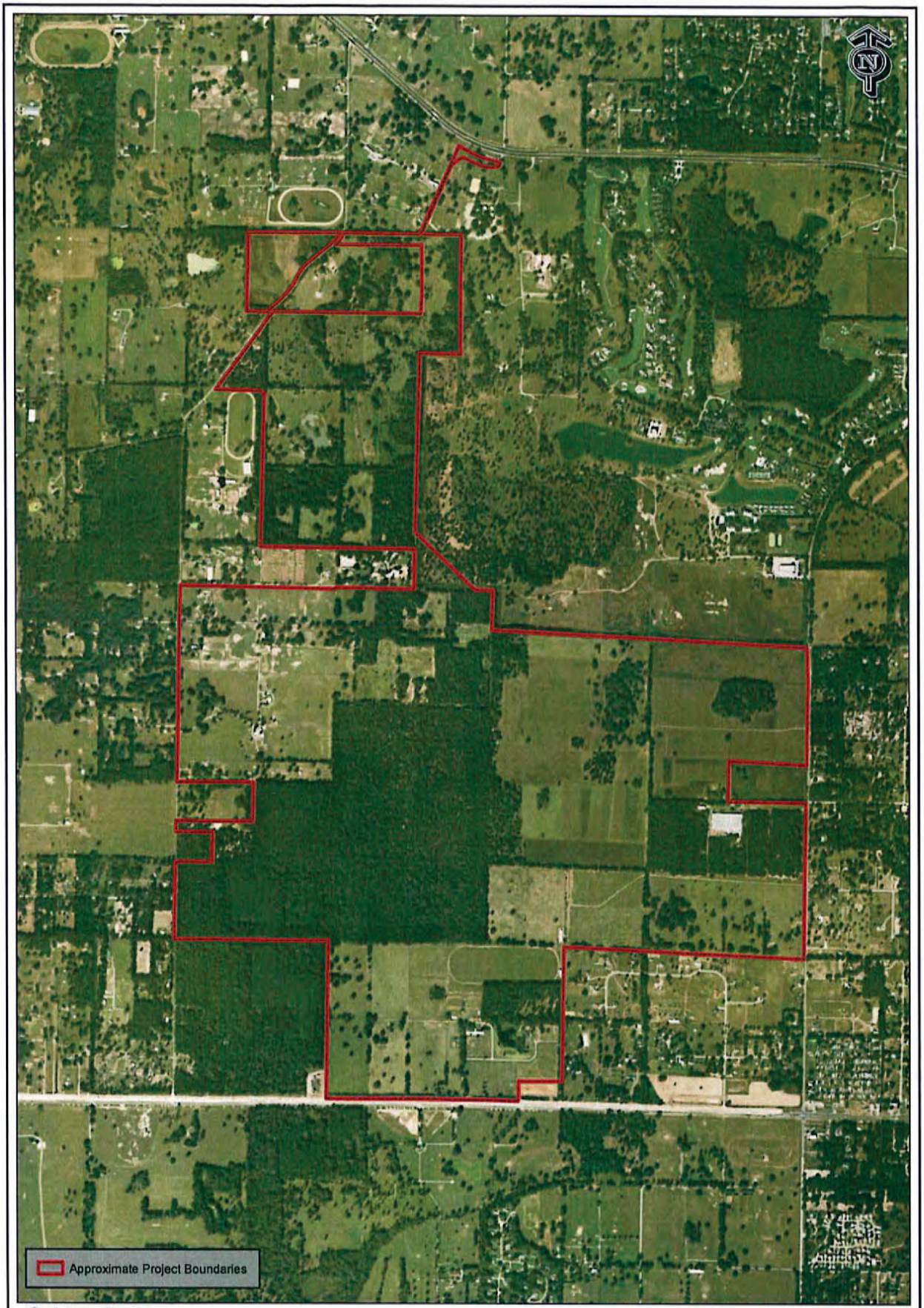
U.S. Fish & Wildlife Service. 2004. Standard Protection Measures for the Eastern Indigo Snake.

U.S. Fish & Wildlife Service. 2012. Sand skinks and Blue-tailed mole skinks survey protocol peninsular Florida.

U.S. Fish & Wildlife Service. 2016. Species profile for Eastern indigo snake (*Drymarchon corais couperi*). https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=C026, accessed March and April 20, 2017.

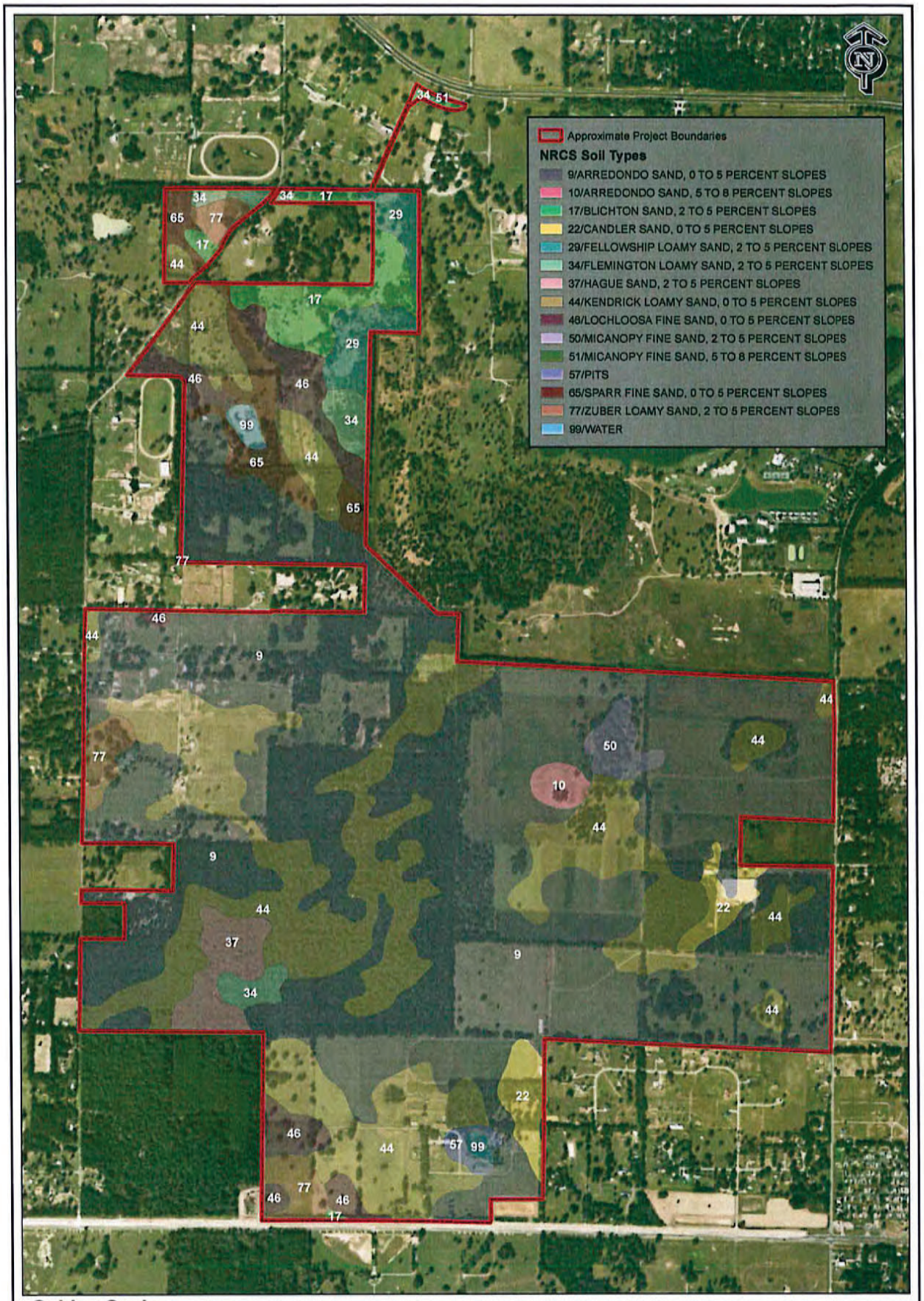
FIGURES


Approximate Project Boundaries
Ocala
W Silver Springs Blvd
NW 110th St
NW 100th St
NW 95th St
NW 77th St
NW 70th St
NW 42nd St
NW 35th St
NW 21st St
NW 10th St
SW 20th St
SW 17th St
SW 38th St
SW 40th St
SW 42nd St
SW 65th St
SW 80th St
Bonnie Heath Blvd
SW College Rd
NW Highway 225A
NW 44th Ave
NW 37th Ave
NW 60th Ave
NW 110th Ave
SW 60th Ave
SW 80th Ave
SW 27th Ave
SW 3rd Ave
NW 19th Avenue Rd
Golden Ocala Golf & Equestrian Club
Ocala National Golf Club
Ocala Palms Golf & Country Club
Ocala Intl Airport
College of Central Florida
Stone Creek Golf Club
Pine Oaks of Ocala
Paddock Mall
Golden Ocala
Ecological Site Assessment
Figure 1 - Location Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida
6,000 3,000 0 6,000 Feet
MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com



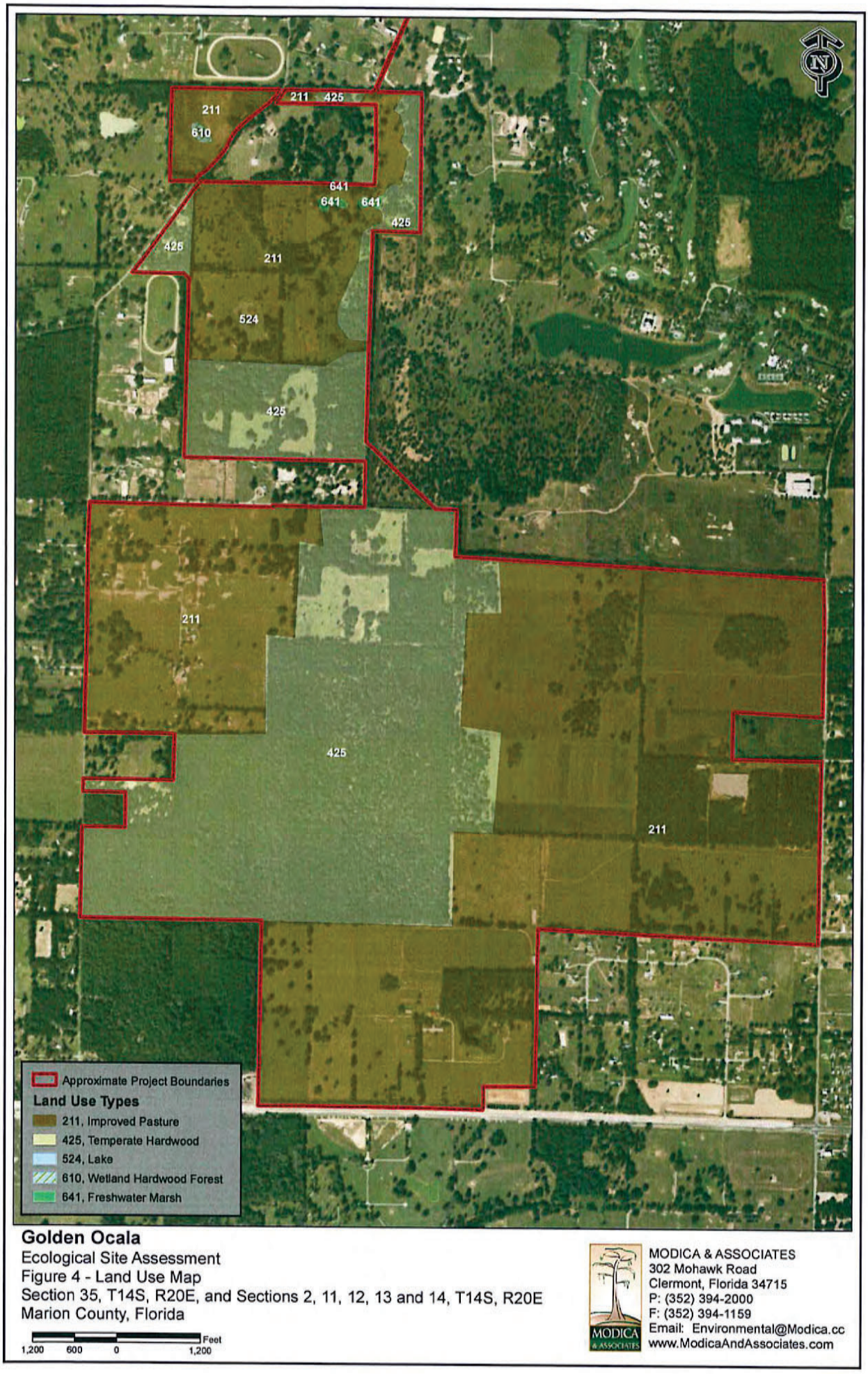
Golden Ocala
Ecological Site Assessment
Figure 2 - Aerial Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida

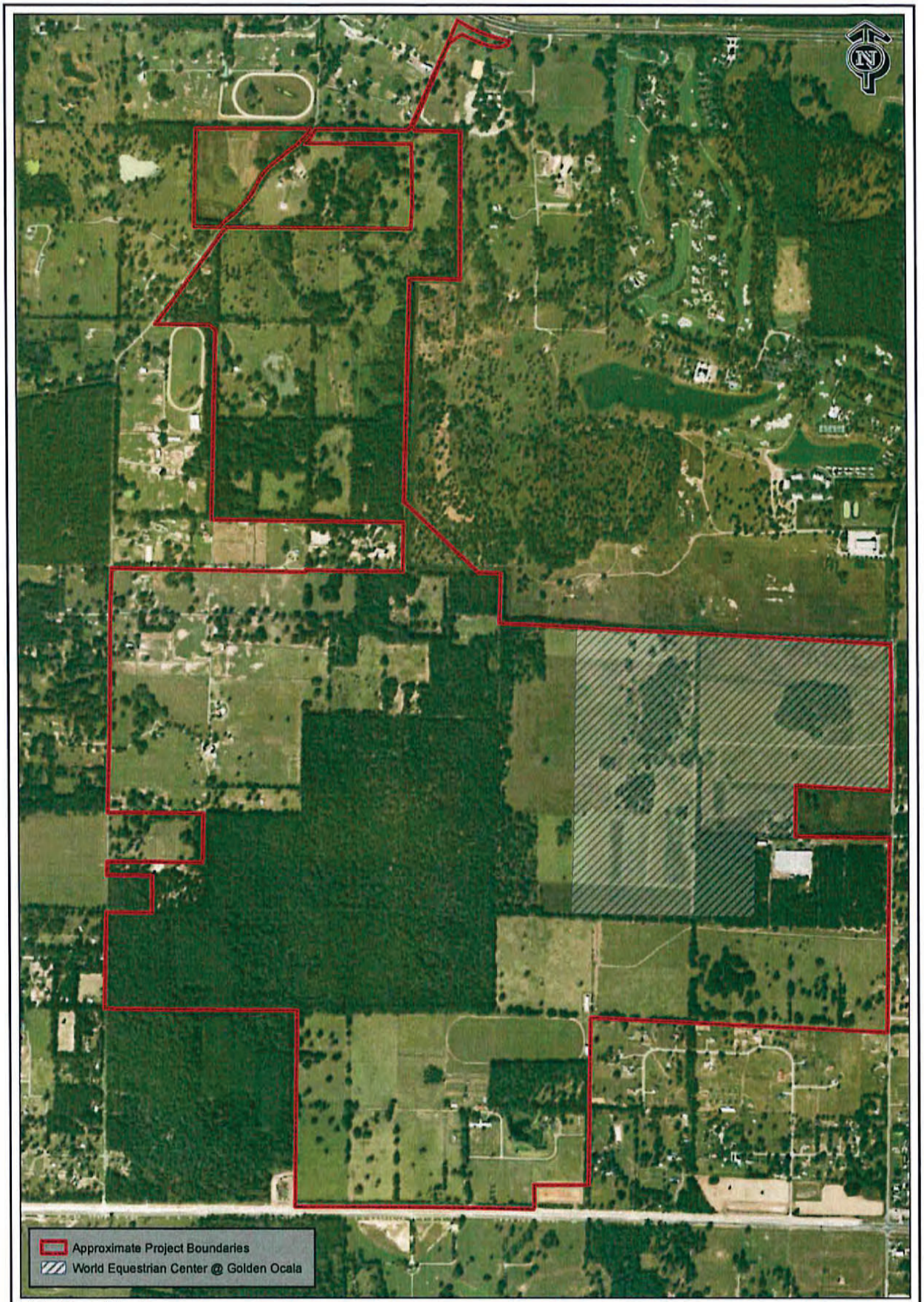
MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com



Golden Ocala
Ecological Site Assessment
Figure 3 - Soils Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida

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Clermont, Florida 34715
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www.ModicaAndAssociates.com


211
425
610
641
641
641
425
425
211
524
425
211
425
211
Approximate Project Boundaries
Land Use Types
211, Improved Pasture
425, Temperate Hardwood
524, Lake
610, Wetland Hardwood Forest
641, Freshwater Marsh
Golden Ocala
Ecological Site Assessment
Figure 4 - Land Use Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida
1,200 600 0 1,200 Feet
MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com



Golden Ocala
Ecological Site Assessment
Figure 5 - Project Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida

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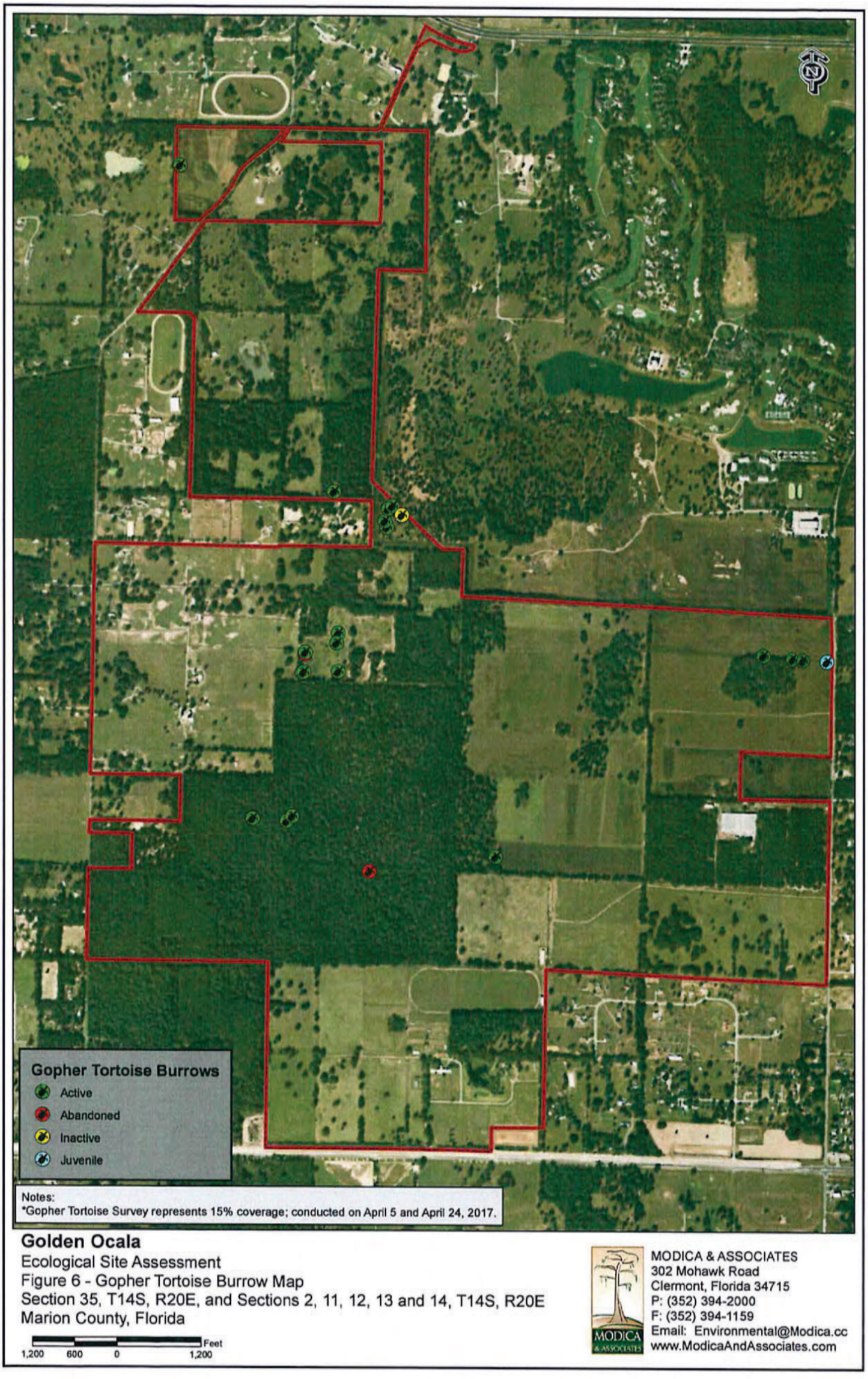

Gopher Tortoise Burrows
Active
Abandoned
Inactive
Juvenile
Notes:
*Gopher Tortoise Survey represents 15% coverage; conducted on April 5 and April 24, 2017.
Golden Ocala
Ecological Site Assessment
Figure 6 - Gopher Tortoise Burrow Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida
1,200 600 0 1,200 Feet
MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com

EXHIBIT A

MODICA & ASSOCIATES

FLORIDA Natural Areas INVENTORY

ABOUT FNAI STAFF PARTNERSHIPS CONTACT US

FNAI tracking list

MARION COUNTY

55 Vertebrates Found

Last Updated: February 2017

Key

Scientific Name is linked to the FNAI Online Field Guides when available.

- links to **NatureServe Explorer**, an online encyclopedia of more than 55,000 plants, animals, and natural communities in North America, compiled by the **NatureServe** network of natural heritage programs, of which the Florida Natural Areas Inventory is a member.

- links to a species distribution map (**Adobe SVG viewer** required). If your browser does not support Adobe SVG, try this **link**

New Search

SEARCH RESULTS

NOTE: This is not a comprehensive list of all species and natural communities occurring in the location searched. Only elements documented in the FNAI database are included and occurrences of natural communities are excluded. Please see FNAI Land Cover information or Reference Natural Community map for more information on communities.

Fishes

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Ameiurus brunneus	Snail Bullhead	G4	S3		N
Cyprinodon variegatus hubbsi	Lake Eustis Pupfish	G5T2Q	S2		N
Enneacanthus chaetodon	Blackbanded Sunfish	G3G4	S3		N
Etheostoma olmstedi	Tessellated Darter	G5	S1		ST
Pteronotropis welaka	Bluenose Shiner	G3G4	S3S4		ST

Amphibians

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Ambystoma cingulatum	Frosted Flatwoods Salamander	G2	S2	T	FT
Ambystoma tigrinum	Tiger Salamander	G5	S3		N

Lithobates capito		Gopher Frog	G3	S3		N
Notophthalmus perstriatus		Striped Newt	G2G3	S2	C	N

Reptiles

EXPLANATION

Scientific Name		Common Name	Global Rank	State Rank	Federal Status	State Status
Alligator mississippiensis		American Alligator	G5	S4	SAT	FT(S/A)
Clemmys guttata		Spotted Turtle	G5	S2S3		N
Crotalus adamanteus		Eastern Diamondback Rattlesnake	G4	S3		N
Drymarchon couperi		Eastern Indigo Snake	G3Q	S3	T	FT
Gopherus polyphemus		Gopher Tortoise	G3	S3	C	ST
Heterodon simus		Southern Hognose Snake	G2	S2		N
Lampropeltis extenuata		Short-tailed Snake	G3	S3		ST
Lampropeltis getula		Common Kingsnake	G5	S2S3		N
Pituophis melanoleucus		Pine Snake	G4	S3		ST
Plestiodon reynoldsi		Sand Skink	G2	S2	T	FT
Pseudemys concinna suwanniensis		Suwannee Cooter	G5T3	S3		N
Sceloporus woodi		Florida Scrub Lizard	G2G3	S2S3		N

Birds

EXPLANATION

Scientific Name		Common Name	Global Rank	State Rank	Federal Status	State Status
Aphelocoma coerulescens		Florida Scrub-Jay	G2	S2	T	FT
Aramus guarauna		Limpkin	G5	S3		N
Athene cunicularia floridana		Florida Burrowing Owl	G4T3	S3		ST
Buteo brachyurus		Short-tailed Hawk	G4G5	S1		N
Egretta caerulea		Little Blue Heron	G5	S4		ST
Egretta thula		Snowy Egret	G5	S3		N
Egretta tricolor		Tricolored Heron	G5	S4		ST
		Swallow-tailed Kite	G5	S2		N

Elanoides forficatus					
Eudocimus albus	White Ibis	G5	S4		N
Falco columbarius	Merlin	G5	S2		N
Falco peregrinus	Peregrine Falcon	G4	S2		N
Falco sparverius paulus	Southeastern American Kestrel	G5T4	S3		ST
Grus canadensis pratensis	Florida Sandhill Crane	G5T2T3	S2S3		ST
Haliaeetus leucocephalus	Bald Eagle	G5	S3		N
Laterallus jamaicensis	Black Rail	G3G4	S2		N
Mycteria americana	Wood Stork	G4	S2	T	FT
Nyctanassa violacea	Yellow-crowned Night-heron	G5	S3		N
Nycticorax nycticorax	Black-crowned Night-heron	G5	S3		N
Pandion haliaetus	Osprey	G5	S3S4		SSC*
Peucaea aestivalis	Bachman's Sparrow	G3	S3		N
Picoides borealis	Red-cockaded Woodpecker	G3	S2	E	FE
Picoides villosus	Hairy Woodpecker	G5	S3		N
Plegadis falcinellus	Glossy Ibis	G5	S3		N
Rostrhamus sociabilis	Snail Kite	G4G5	S2	E	N

Mammals

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	G3G4	S2		N
Mustela frenata olivacea	Southeastern Weasel	G5T4	S3?		N
Mustela frenata peninsulae	Florida Long-tailed Weasel	G5T3	S3		N
Myotis austroriparius	Southeastern Bat	G4	S3		N
Neofiber alleni	Round-tailed Muskrat	G3	S3		N
Podomys floridanus	Florida Mouse	G3	S3		N
Puma concolor coryi	Florida Panther	G5T1	S1	E	FE

Sciurus niger shermani		Sherman's Fox Squirrel	G5T3	S3		SSC
Trichechus manatus		West Indian Manatee	G2	S2	E, PT	FE
Ursus americanus floridanus		Florida Black Bear	G5T2	S2		N

New Search

EXHIBIT B

MODICA & ASSOCIATES

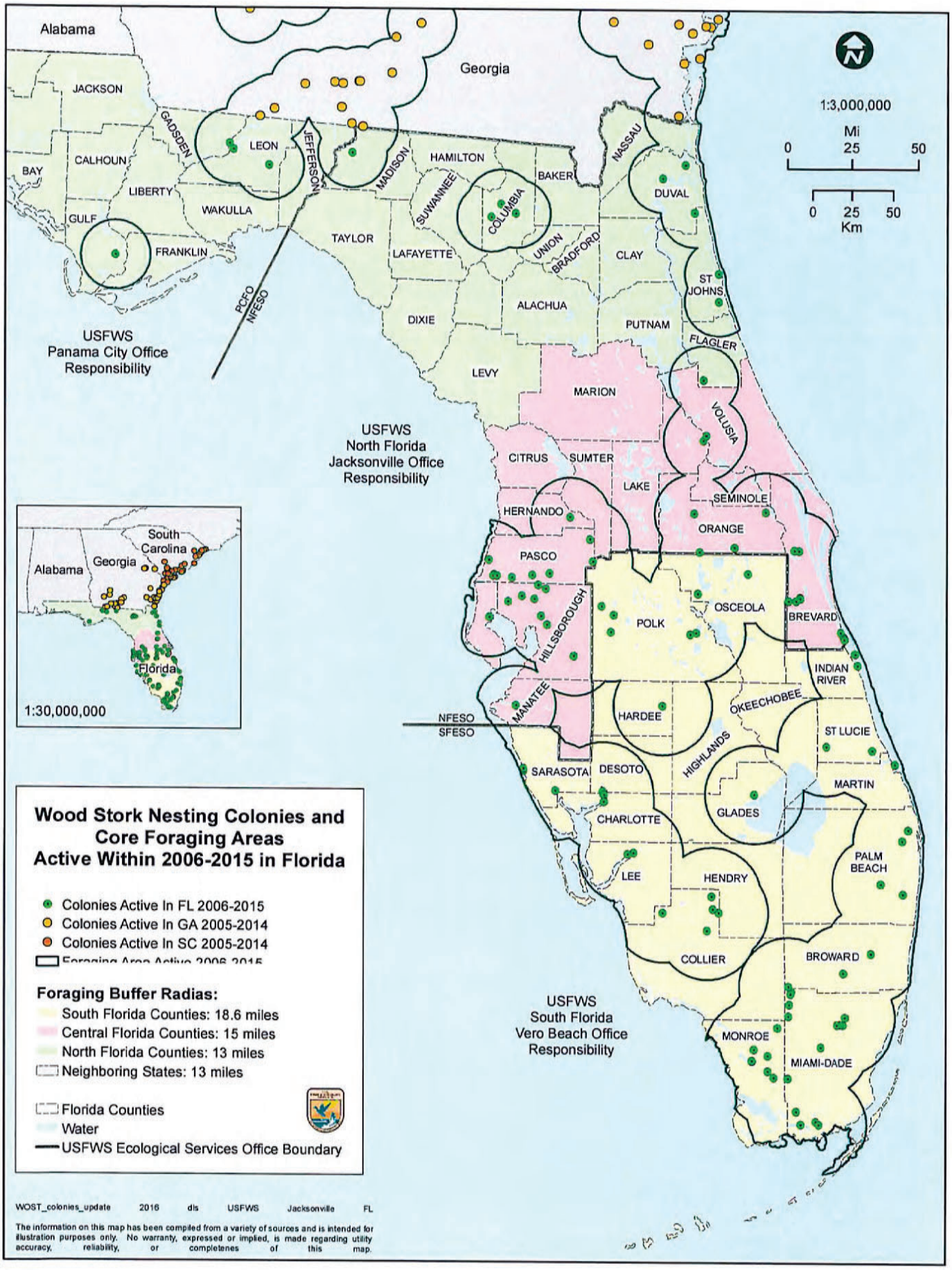

Alabama
Georgia
JACKSON
GADSDEN
LEON
JEFFERSON
MADISON
HAMILTON
NASSAU
BAY
CALHOUN
LIBERTY
WAKULLA
SUWANNEE
BAKER
COLUMBIA
DUVAL
GULF
FRANKLIN
TAYLOR
LAFAYETTE
UNION
BRADFORD
CLAY
ST JOHNS
PCFO
NFESO
DIXIE
ALACHUA
PUTNAM
FLAGLER
LEVY
MARION
VOLUSIA
CITRUS
SUMTER
LAKE
SEMINOLE
HERNANDO
ORANGE
PASCO
OSCEOLA
BREVARD
POLK
HILLSBOROUGH
INDIAN RIVER
MANATEE
HARDEE
OKEECHOBEE
NFESO
SFESO
ST LUCIE
SARASOTA
DESOTO
HIGHLANDS
MARTIN
GLADES
CHARLOTTE
PALM BEACH
LEE
HENDRY
COLLIER
BROWARD
MONROE
MIAMI-DADE
1:3,000,000
Mi
0 25 50
0 25 50
Km
USFWS
Panama City Office
Responsibility
USFWS
North Florida
Jacksonville Office
Responsibility
USFWS
South Florida
Vero Beach Office
Responsibility
South Carolina
Alabama
Georgia
Florida
1:30,000,000
Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2006-2015 in Florida
Colonies Active In FL 2006-2015
Colonies Active In GA 2005-2014
Colonies Active In SC 2005-2014
Foraging Area Active 2006-2015
Foraging Buffer Radias:
South Florida Counties: 18.6 miles
Central Florida Counties: 15 miles
North Florida Counties: 13 miles
Neighboring States: 13 miles
Florida Counties
Water
USFWS Ecological Services Office Boundary
WOST_colonies_update 2016 dls USFWS Jacksonville FL
The information on this map has been compiled from a variety of sources and is intended for illustration purposes only. No warranty, expressed or implied, is made regarding utility accuracy, reliability, or completenes of this map.

EXHIBIT D

UTILITY SERVICE CONFIRMATION LETTERS

Marion County
Board of County Commissioners

Utilities

11800 SE U.S. Highway 441
Belleview, FL 34420
Phone: 352-307-6000 (available 24/7)
Fax: 352-307-6001

October 16th, 2025

Golden Ocala Equestrian Land, LLC
c/o Donald DeLuca, VP
7340 North US Hwy 27
Ocala, FL 34482

RE: Water and Wastewater service availability – Parcels **21081-001-00 & 21087-001-02**

Dear Golden Ocala Equestrian Land, LLC

Marion County Utilities is willing to provide water and wastewater services to the proposed development. Adequate capacity exists in the system to serve the proposed project based on the information provided; however, reservation of capacity is not guaranteed until capital charges are paid. Offsite and onsite improvements may be required to bring utility service to the subject project.

All construction plans must adhere to the requirements of the Marion County Land Development Code (LDC). All projects are subject to approved rates, fees, and charges for water and wastewater as approved by the Board of County Commissioners, including but not limited to capital charges, permitting fees, and security deposits. All improvements will be subject to compliance with the Marion County Land Development Code as approved by the Board of County Commissioners. If you have any questions or concerns, please contact the Utilities Development Review Officer, Heather Proctor, at (352) 438-2846.

Best Regards,

Joshua Kramer
Marion County Utilities Deputy Director

cc: Heather Proctor. Utilities Development Review Officer
Carrie Hyde. Utilities Development Review Supervisor
George Horton. P.E., Tillman & Associates

Proctor, Heather

From: George Horton <GHorton@Tillmaneng.com>
Sent: Friday, October 17, 2025 9:14 AM
To: Proctor, Heather
Cc: Jon Harvey; Danielle VonKotz; Elizabeth Cotos
Subject: WEC Sports Facility PUD (Case Number 250606ZP) - Request for Water and Wastewater Service Availability Letter
Attachments: WEC Multi-use Fields Utility Demands_8_SS.pdf; 05.01 Amendment Area.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER
This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Heather,

Good morning. To satisfy our PUD application requirements, we are requesting Water and Wastewater Service Availability Letters (i.e., Capacity and Intent to Serve) for the Golden Ocala Golf and Equestrian/WEC Sports Facility Amendment Area.

Attached for your consideration is the PUD Concept Plan for the Sports Facility Amendment Area and the Water and Wastewater Projected Demand Flow Calculations. The Concept Plan provides the intended building and site layout while the demand calculations define the projected capacity needs.

Future Major Site Plan submittal(s) will define the individual water and sewer utility extensions needed to bring service to each phase of the planned development.

Please address your determination to:

Golden Ocala Equestrian Land, LLC
c/o Donald DeLuca, VP
7340 North US Hwy. 27
Ocala, FL 34482

Please also copy me on the requested letter.

Please give me a call if you have any questions regarding this request.

We look forward to receiving your response.

Thank you,

George Horton, P.E.

Tillman & Associates
ENGINEERING, LLC.
Civil Engineering · Planning · GIS · Landscape Architecture · Environmental
1720 SE 16th Ave., Bldg. 100 · Ocala, FL. 34471

World Equestrian Center - Multi-use Fields
POTABLE WATER DISTRIBUTION SYSTEM
PROJECTED DEMAND FLOW CALCULATIONS

Description	Number of Units	Flow Rate (GPD/Unit)		Number of ERCs[1]	Average Daily Flow (GPD)	Average Daily Flow (GPM)	Max Daily Flow[2] (GPM)	Fire Flow[4] (GPM)	Flow Duration (HRS)	Peak Hourly Flow[3] (GPM)
PHASE 1										
Standard Fields (9x175)	1,575	4.7	[5]	18.4	7,371	5.1	11.5			23.0
Championship Fields (2x675)	1,350	4.7	[5]	15.8	6,318	4.4	9.9			19.7
Employees/Storage/Maintenance	160	17.6	[5]	7.0	2,808	2.0	4.4			8.8
Restaurant RC1	430	46.8	[5]	50.3	20,124	14.0	31.4	1000	2	62.9
Restaurant RC2	50	58.5	[5]	7.3	2,925	2.0	4.6	1000	2	9.1
PHASE 2										
Soccer Stadium	5,000	4.7	[5]	58.5	23,400	16.3	36.6	2000	2	73.1
Concessions in Soccer Stadium	100	58.5	[5]	14.6	5,850	4.1	9.1			18.3
Indoor Arena + Fast Food Service	9,000	10.5	[5]	236.9	94,770	65.8	148.1	2000	2	296.2
PHASE 3										
Standard Fields (5x175)	875	4.7	[5]	10.2	4,095	2.8	6.4			12.8
Championship Fields (1x675)	675	4.7	[5]	7.9	3,159	2.2	4.9			9.9
Restaurant RC3	45	58.5	[5]	6.6	2,633	1.8	4.1	1000	2	8.2
PHASE 4										
Retail	44,500	0.2	[5]	19.5	7,810	5.4	12.2	2000	2	24.4
Restaurants	600	46.8	[5]	70.2	28,080	19.5	43.9	1000	2	87.8
Hotel	300	234.0	[5]	175.5	70,200	48.8	109.7	2000	2	219.4
Self Serve Laundry	6	877.5	[5]	13.2	5,265	3.7	8.2			16.5
Total				712.0	284,807	197.8	445.0	2000	2	890.0

Notes:
[1] 400 GPD/ERC per Marion County criteria
[2] Assumed Peaking factor of 2.25, (MDF = ADF X 2.25)
[3] Assumed Peaking factor of 4.5, (PHF = ADF X 4.5)
[4] Per Marion County NFPA Chapter 18
[5] Assumed water is 117% of sewer demand

Digitally signed by George S Horton
Date: 2025.10.15 15:09:32 -04'00'

George S. Horton, P.E. Date
Florida License Number: 62585

GEORGE S. HORTON LICENSE No. 62585 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by George S. Horton on the date adjacent to the seal. Signature must be verified on any electronic copies

World Equestrian Center - Multi-use Fields
SANITARY SEWER COLLECTION SYSTEM
PROJECTED DEMAND FLOW CALCULATIONS

Description	Number of Units	Flow Rate (GPD/Unit)	Average Daily Flow (GPD)	Number of ERCs[2]	Average Daily Flow (GPM)	Peak Daily Flow[1] (GPM)
PHASE 1						
Standard Fields (9x175)	1,575	4	6,300	31.5	4.4	14.0
Championship Fields (2x675)	1,350	4	5,400	27.0	3.8	12.0
Employees/Storage/Maintenance	160	15 [4]	2,400	12.0	1.7	5.3
Restaurant RC1	430	40 [3]	17,200	86.0	11.9	38.2
Restaurant RC2	50	50	2,500	12.5	1.7	5.6
PHASE 2						
Soccer Stadium	5,000	4	20,000	100.0	13.9	44.4
Concessions in Soccer Stadium	100	50	5,000	25.0	3.5	11.1
Indoor Arena + Fast Food Service	9,000	9	81,000	405.0	56.3	180.0
PHASE 3						
Standard Fields (5x175)	875	4	3,500	17.5	2.4	7.8
Championship Fields (1x675)	675	4	2,700	13.5	1.9	6.0
Restaurant RC3	45	50	2,250	11.3	1.6	5.0
PHASE 4						
Retail	44,500	0.15	6,675	33.4	4.6	14.8
Restaurants	600	40 [3]	24,000	120.0	16.7	53.3
Hotel	300	200 [5]	60,000	300.0	41.7	133.3
Self Serve Laundry	6	750 [6]	4,500	22.5	3.1	10.0
Total			243,425	1,217.1	169.0	540.9

Notes:
[1] Assumed Peaking factor of 3.2, (MDF = ADF x 3.2), per Marion County LDC Table 6.16-2
[2] Approximate number of ERCs based on Marion County criteria (1 ERU/ 200 GPD)
[3] Per FAC 62-6.008, Restaurant operating 16 hours or less per day per seat
[4] Per FAC 62-6.008, 15-gpd per Employee per 8-Hour Shift (2-shifts 80-each shift)
[5] Per FAC 62-6.008, Hotels (b) Resort hotels, camps, cottages per room
[6] Per FAC 62-6.008, Self Serve Laundry per Washing Machine

George S. Horton, P.E
Florida License Number: 62585

Date

GEORGE S. HORTON LICENSE No. 62585 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by George S. Horton on the date adjacent to the seal. Signature must be verified on any electronic copies

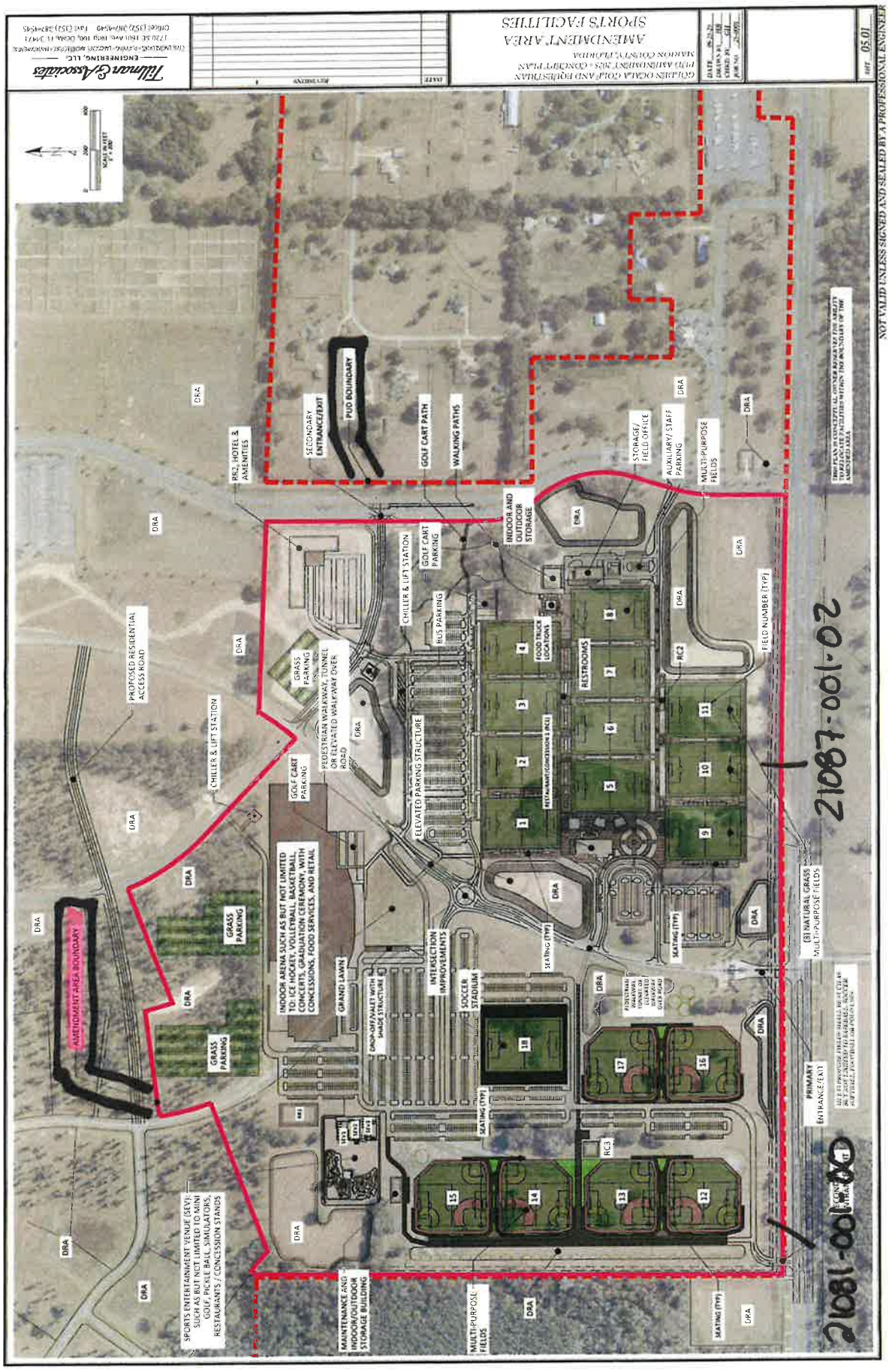

AMENDMENT AREA
SPORTS FACILITIES
GOLDEN OCALA GOLF AND EQUESTRIAN
PUD AMENDMENT 2025 - CONCEPT PLAN
MARION COUNTY, FLORIDA
Tillman & Associates
ENGINEERING, LLC
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER
21087-001-02
PUD BOUNDARY
SECONDARY ENTRANCE/EXIT
GOLF CART PATH
WALKING PATHS
PRO, HOTEL & AMENITIES
STORAGE/ FIELD OFFICE
AUXILIARY/ STAFF PARKING
MULTI-PURPOSE FIELDS
INDOOR AND OUTDOOR STORAGE
CHILLER & LIFT STATION
GOLF CART PARKING
BUS PARKING
FOOD TRUCK LOCATIONS
RESTROOMS
FIELD NUMBER (TYP.)
PROPOSED RESIDENTIAL ACCESS ROAD
GRASS PARKING
PEDESTRIAN WALKWAY TUNNEL OR ELEVATED WALKWAY OVER ROAD
ELEVATED PARKING STRUCTURE
INDOOR ARENA SUCH AS BUT NOT LIMITED TO: ICE HOCKEY, VOLLEYBALL, BASKETBALL, CONCERTS, GRADUATION CEREMONY, WITH CONCESSIONS, FOOD SERVICES, AND RETAIL
GRAND LAWN
DROP-OFF/VALET WITH SHADE STRUCTURE
INTERSECTION IMPROVEMENTS
SOCCER STADIUM
AMENITY AREA BOUNDARY
SPORTS ENTERTAINMENT VENUE (SEV) SUCH AS BUT NOT LIMITED TO MINI GOLF, PICKLE BALL, SIMULATORS, RESTAURANTS / CONCESSION STANDS
MAINTENANCE AND INDOOR/OUTDOOR STORAGE BUILDING
MULTI-PURPOSE FIELDS
(3) NATURAL GRASS MULTI-PURPOSE FIELDS
PRIMARY ENTRANCE (EXIT)
SEATING (TYP.)
DRA
RC1
RC2
RC3

EXHIBIT E

NEEDS ANALYSIS

NEEDS ANALYSIS TO SUPPORT WEC LAND USE AMENDMENT

Future Land Use Element Policy 5.1.2 establishes the minimum criteria required to support a future land use map amendment. The criteria include a demonstration of the "market demand and necessity for the change." This is a common requirement in the State of Florida which is called a demonstration of need or needs analysis but is usually applied to a request for residential or commercial use. Marion County does not have an adopted methodology for a needs analysis.

The applicant, Golden Ocala Equestrian Land, LLC, is amending the development entitlements for the World Equestrian Center to request the following:

1) Re-designate 236 acres from Low Residential to WEC Land Use;
2) Increase hotel entitlements by 300 rooms; and
3) Add sports complex as a permitted use including an indoor sports arena.

This amendment relies on market studies conducted for Marion County, a review of recreational facilities in the State of Florida and other related data and analysis to demonstrate market demand.

Background

In 2007 Marion County branded itself as the "Horse Capital of the World". This brand is used today in marketing materials and websites explaining how Marion County is unique in its history of breeding champion horses and the multiple horse farms within and around Marion County. Marion County is also home to the HITS Ocala Winter Circuit, the Ocala Breeder Sales Thoroughbred Auction and the Florida Horse Park resulting in significant economic investment in the County. A 2014 economic impact analysis for Marion County determined that the total impact of the HITS event was $94 million dollars and the total horse industry contribution to the County was $2.62 billion. A recommendation from that study was *"to educate key local and state officials and stakeholders to encourage efforts which will continue to add to the economic development and job creation opportunities."*

Beginning in 2017, Marion County approved the WEC as a major expansion to Golden Ocala. The County approved significant entitlements to support the WEC to create a major equestrian venue with a wide variety of housing, commercial and hotel rooms to support the campus. Entitlements include over 2,300 residential units, 4 million square feet of commercial and 1,350 hotel rooms to support the various onsite equestrian facilities.

Marion County and Golden Ocala have together made significant infrastructure investments to support the WEC campus. This includes the construction of a wastewater treatment facility to provide sewer service to this portion of the County. Golden Ocala and the surrounding area are served with urban services such as central water and sewer, schools, and fire stations. Golden Ocala and the World Equestrian Center are ideally located with direct connections to I-75 from US 27 on the northern boundary of the Project and State Road 40 on the southern boundary. Golden Ocala also constructed a four-lane entrance road from State Road 40 to facilitate traffic movements at the WEC campus.

The proposed amendment is a logical expansion to this master plan. The subject property abuts the WEC campus and adjoins the four lane entrance road into the campus. The property is already within the Golden Ocala master plan. The property is served by central water and sewer and its proximity to State Road 40 and the WEC makes the property more valuable for inclusion into the WEC instead of residential equestrian lots which can be developed elsewhere in the community.

Demonstration of Market Demand for Plan Amendment

To demonstrate the market demand and necessity for this amendment, the applicant is relying on the following data and analysis:

- 2024 Hunden Partners Market Analysis – Ocala/Marion County Tourism, Multi-Use Entertainment Facility, & Conference Hotel Analysis;
- A 2025 Survey of Recreational Facilities in the State of Florida;
- An Analysis of Recent Local Government Feasibility Studies to support investing in Local Government Multi-Use Facilities; and
- Previous Market Studies for Equestrian Facilities for Marion County and Wellington and its application to this Project.

The results of these studies are summarized below.

Summary of Findings from 2024 Hunden Partners Market Analysis

The Ocala/Marion County Visitors and Convention Bureau engaged Hunden Partners to complete a Countywide Gap Analysis and Tourism Market Opportunity Assessment. The study's purpose was to "serve as a guide to the planning of future destination developments." This study identified a need for the following in Marion County:

1. Conference Meeting Facilities;
2. Concerts/Entertainment;
3. Hotels;
4. Attractions, Festivals and Events; and
5. Indoor Multi-Use Facility for Sports

Regarding Sports and Recreation, the study concluded the following:

> ***"The overall Ocala/Marion County market is undersupplied in terms of sports assets, especially when compared on a basis of population and general supply in the Florida Market."***

Regarding an Indoor Facility the study concluded the following:

> ***"Indoor sports facilities are significantly underdeveloped in the County."***

The study also stated that "there is an existing gap in the market for a standalone multi-use indoor sports facility." Regarding hotels, the study states:

> ***"If a multi-purpose event facility is developed, new larger high-quality hotel developments will be needed to accommodate this new group demand and to add to the diversity of product available in Ocala/Marion County."***

The study concludes that a new multi-purpose facility will create new demand for hotel rooms.

This conclusion is like other equestrian and sports recreation market studies that have been conducted regarding events and hotel stays. The Marion County Equestrian Study for HITS concluded that equestrian events create a demand for hotel rooms. Many of the attendees drive to the event and look for hotel space near the event. If convenient hotel space cannot be found then attendees will book hotel rooms out of the County, thereby the host County loses out on the economic benefit of the hotel stay.

For the WEC Land Use, the amendment requests an additional 300 hotel rooms. The WEC Project is currently approved for 1,350 hotel rooms. This amendment requests a 20% increase in hotel entitlements. A large-scale Hampton Inn hotel has 250 to 300 hotel rooms. It is reasonable that the sports complex would need a separate hotel for travel teams and users of the sports complex. Thus, if the new sports complex is needed then the addition of a hotel is needed as well to serve the new demand created by the facility.

Summary of Multi-Field and Indoor Recreation Facilities in Florida

To support this amendment a study was conducted of multi-field recreation facilities in Florida and indoor facilities especially those facilities with ice rinks. The study analyzed the land use and zoning for these facilities and whether the facilities were public or private. Based on this analysis we concluded the following:

1. Amateur/travel team multi-use facilities in the State are typically government owned and maintained or managed through a public/private partnership. The major exceptions are Disney Wide World of Sports and IMG Academy.
2. Since these multi-use and multi-sport facilities are owned by the local government, the responsibility to own and maintain these facilities are funded by the local taxpayer, if the operating funds from travel teams do not cover operation and maintenance expenses.
3. These multi-use facilities are typically built on government owned land and not within a planned mixed use campus where hotel and restaurant uses are within walking distance or a short drive from the facility.
4. The vast majority of all indoor ice rinks in the State are located adjacent to Miami and Tampa where the two National Hockey League franchises are located. Open skating occurs in Fort Myers because of the minor league hockey team.
5. The closest indoor facility to Ocala is in Wesley Chapel, Florida (80 miles) or Kissimmee, Florida (90 miles).
6. Disney Wide World of Sports is the only facility in Florida that provides both an ice rink and multi-use/multi-sport facilities.

Summary of Recent Florida Feasibility Studies for Multi-Sport Facilities

Local governments from Pensacola to Fort Myers have invested in upgrading sports facilities and incorporated multi-field and multi-sport recreation to tap into the travel ball market. Florida continues to be a favored location for athletic events and tournaments for travel ball teams. Sports teams, in and out of the state, travel to or within Florida for various sports including baseball, softball, basketball, 7 on 7 football/flag football, lacrosse, soccer and volleyball.

Constructing multi-sport venues continues to be a growing market as more local governments study the feasibility of improving existing facilities or constructing new facilities. Examples of these studies include Jefferson County and the City of Crestview (North Florida) and City of Palm Coast (Central Florida) who commissioned studies to determine whether to invest in athletic facilities. These studies were commissioned to study the economic benefits of expanding or construction multi-sport complexes. The studies concluded the following:

- There continues to be a high demand for youth sports facilities;
- Multi-sport versatility is needed providing sports for different age groups;
- Facilities need to provide a whole family experience offering different benefits to the entire family;
- Facilities must be well maintained;
- Investment in athletic facilities can generate a significant boost for the community in hotel stays and restaurant and retail sales;
- Accessibility is a key with proximity to the Interstate or Florida Turnpike since most travel is by automobile;
- Providing a mixture of uses is important providing a vacation experience.

In reviewing these studies, the WEC is well positioned as a multi-use sports complex. The facility is ideally located with direct access to Interstate 75. Additionally, the variety of sports, activities and land uses on site can meet different needs for families.

Summary of Previous Market Studies for Equestrian Events

Previous marketing studies for Marion County and the Village of Wellington regarding equestrian events reach similar conclusions as the recreation feasibility studies. There are major differences in the length of stay for an equestrian festival vs. travel ball but benefits included the following:

- Bring visitors, vendors, and participants to the area who in turn pay for hotel rooms, restaurants, and other spin-off effects to the area;
- Travel to other attractions in the area and become aware of the community's other benefits;
- Further exposure for the larger community to a wider audience;

The equestrian market studies analyzed include the following:

1. The 2014 Winter Equestrian Festival Economic Impact Final Report from the Sport Management Research Institute;
2. The 2011 Jim Brandon Equestrian Center Economic Impact Report; and
3. The 2014 Marion County Equine Industry Economic Impact Investigation Final Report from the Sport Management Research Institute.

Conclusions from Market Studies and Application to WEC Project

The addition of a new sports complex with 300 additional hotel rooms and an indoor sports facility to the WEC campus is supported by both general marketing studies for multi-sport facilities in the State of Florida and a specific marketing study for the Ocala/Marion market. Based on these various studies, the following conclusions apply to this Project:

1. An indoor sports facility is needed in Marion County as well as a need for meeting facilities, hotel rooms and new attractions or events. The WEC campus expansion along with the existing facilities helps meet this critical economic need for the County.
2. The request for 300 hotel rooms is a 20% increase than the existing entitlements. The existing entitlements were planned to serve the WEC facilities. The WEC sports complex will create additional demand for hotel rooms and the need for that use to be proximate to the sports complex.
3. Investing in recreational facilities results in benefits to local businesses and brings new people into the community who attend other local attractions and events. Equestrian studies have demonstrated that some visitors choose to return and purchase property.
4. The WEC sports complex would be a unique facility in Florida. The closest comparison would be Disney's Wide World of Sports with the ability to have multiple sports and fields and an indoor sports component. The WEC would also offer a campus setting with hotels, restaurants and sports facilities in a walkable village or a short driving distance.
5. The WEC sports complex is also unique because the facility is privately owned and maintained. All facilities in the State, except for Disney, are publicly owned and require taxpayer funding if revenues do not cover operation and maintenance costs.
6. Feasibility studies have recommended multi-sport versatility, providing a whole family experience and good transportation facilities. The WEC meets those criteria with its direction connections to I-75, range of services provided at the WEC, and the multiple sports and fields planned for the complex.
7. The WEC mixed use campus will provide the benefits of a mixed use project. Participants will be able to stay on campus for immediate needs, such as hotels and restaurants, which will help minimize the project's traffic impacts.
8. Approving the WEC sports complex supports the significant investments made by Marion County and Golden Ocala to develop a regional attractor at this location.

For these reasons, the need for the sports complex with 300 additional hotel rooms is justified.

EXHIBIT F

URBAN SPRAWL ANALYSIS

Urban Sprawl Analysis

Urban sprawl has been recognized as an expensive and undesirable trend in unmanaged growth. Urban sprawl results in higher initial cost due to the increased amount of infrastructure necessary to serve dispersed low-density development (longer runs of pipe and pavement to serve an equal number of dwelling units). Sprawl also increases day to day operating costs that go on year after year (maintenance on the greater amount of required infrastructure, increased travel time, and fuel, etc.). Sprawl also tends to be wasteful of resources by consuming inappropriate amounts of land thus forcing future development into less appropriate areas for development.

The elimination of urban sprawl in new land development is a central theme in both Chapter 163 and the County's Comprehensive Plan.

The state planning laws also support innovative and flexible planning techniques including new towns to create a more efficient pattern of development. The statute requires when these techniques are used you must demonstrate protection of environmentally sensitive areas, maintain economic viability of agricultural and other rural land uses, and provide for cost-efficient delivery of public facilities and services. When these factors are present then approaches such as new towns are considered a method to discourage urban sprawl.

A. CONSISTENCY WITH CHAPTER 163, FLORIDA STATUTES – URBAN SPRAWL INDICATORS

Chapter 163.3177(6)(a)9., F.S., presents 13 primary urban sprawl indicators against which the proposed amendment must be evaluated. A "no" answer to each of the following questions indicates that a proposed development does not promote urban sprawl. A yes answer requires further evaluation to determine the extent, amount, or frequency of that indicator.

1. **Does the proposed amendment promote the development of low-intensity, low-density, or single use development?**

No, the Project does not promote low-intensity and low-density development. As described in the summary of the project, Golden Ocala and the WEC is a mixed use center with a wide range of land uses including residential, commercial, equestrian recreation, and a range of housing types including equestrian estates, traditional single-family and multi-family units.

The proposed amendment improves the mixed use potential/capacity of Golden Ocala. It does this by adding a new sports complex use and increasing the hotel entitlements. The master plan creates a compact urban form with the WEC focused on the southern half of the property. The new sports complex adjoins the WEC campus. The World Equestrian Center is a destination for the County with significant economic impact, and this expansion should expand this impact.

2. **Does the proposed amendment designate significant amounts of urban development in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development?**

No, Golden Ocala is an approved urban community and has been for many years. The residential construction has not been rapid, but the development has been approved through its vested DRI, PUDs, special use permits, and future land use approvals for many years. The WEC has transformed Golden Ocala by introducing hotel and commercial uses to support the equestrian facilities. The subject property was already in the Golden Ocala master plan and is approved for urban development. Significant infrastructure investments have been made by both the developer and Marion County in and around Golden Ocala to serve this urban area. The property is within the County's urban growth boundary (UGB) and will connect to central water and sewer. Thus, the property is already approved for urban development, is within the UGB and adjoins the WEC boundary.

3. **Does the proposed amendment promote urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development?**

No, the amendment does not promote urban development in an inefficient pattern such as radial, strip or ribbon patterns. The proposed development is the opposite of this urban sprawl indicator. The subject property adjoins the existing WEC facility, making this a logical extension of the land use. The property was already in the Golden Ocala master plan and approved for urban development. The property is internal to Golden Ocala, and the expansion allows for a campus setting with internal connections between land uses and activities on site.

4. **Does the proposed amendment fail to protect and conserve natural resources such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, and other significant natural systems.**

No. The subject property is very suitable for development as demonstrated in the environmental analysis conducted by Modica & Associates. The report identified the property as improved pasture with no significant environmental resources. The property has already been approved by the County for urban development. Nevertheless, during site planning and environmental permitting the property will be analyzed in more detail which allows for site planning to work around environmental features.

5. **Does the proposed amendment fail to protect adjacent agricultural areas and activities including unique and prime farmland and soils?**

No. There are no agricultural areas or activities which are adjacent that would be harmed by the amendment. The property does not contain any unique and prime farmland or soil and has been previously approved for urban development. The property to the west is designated rural but is within the UGB. This means there is a presumption that the parcel to the west will be developed with urban densities and intensities in the planning timeframe (see Future Land Use Element Policies 3.1.1 and 3.1.2). The parcel to the south and across from State Road 40, is designated rural and is within the FPA.

Any development on the subject property will have to be buffered from the adjacent rural parcels (see Future Land Use Element Policy 1.1.6). The proposed master plan places athletic fields and stormwater facilities along the perimeter of the property as shown on the proposed PUD master plan. As previously mentioned, parks and athletic fields are allowed in rural areas under the County's rural zoning, so these uses are compatible (see Future Land Use Element Policies 2.1.16, 2.1.8 and Table 4.2-1 of the Marion County Land Development Code). State Road 40 provides a wide buffer from the subject property and the FPA boundary to the south. The distance between the subject property and the south parcel is approximately 180 feet which is much larger than the required perimeter buffer under the Marion County Land Development Code. Finally, the development plan only dedicates 97 acres to the sports complex, and only 7 acres (or 2% of the property) to the more intense indoor sports facility. Approximately 59% of the property is dedicated to uses that serve the larger WEC and the sports complex including the hotel, limited commercial, parking, stormwater and open space.

The County's development controls further protect the edge of this Project from impacting the larger FPA boundary. Any attempt to develop those lands would require a comprehensive plan amendment with the required supporting analysis and approval by Marion County. Converting the rural land to the west simply requires a comprehensive plan amendment. Converting the property to the south would require a comprehensive plan amendment that met the additional requirements to remove the FPA boundary, extend the UGB and re-designate the property from Rural to an urban land use designation.

6. **Does the proposed amendment fail to maximize the use of existing public facilities and services?**

No. The Project is within the water and sewer service area of the County, and public facilities are currently available to the site. The subject property is a logical extension of the WEC campus and must connect to central water and sewer.

Golden Ocala and Marion County have invested in extending services to this area. Golden Ocala has been approved for urban development for many years. The WEC has transformed this area of the County. To date central

water and sewer are constructed, schools are adjacent to the site, and a new school site is planned, and two fire stations are within 1.5 miles of the Project. Golden Ocala also constructed a four lane entrance road from State Road 40 into the WEC campus. The proposed sports complex is adjacent to this entrance road.

Finally, the property is within the UGB. The County prioritizes development in the UGB and requires connection to central water and sewer (see Future Land Use Element Policies 3.1.1 and 3.1.2). This property is a logical extension of the WEC boundary and helps maximize the significant investment in public facilities made by the County and Golden Ocala.

7. **Does the proposed amendment fail to maximize the use of future public facilities and services?**

No, for the reasons mentioned above. Both the County and Golden Ocala have already heavily invested in this area. Allowing further development at this location maximizes that investment. Developing in a different location could result in the need for more investment in a different location of the County which is very inefficient and reflects poor planning. Thus, the subject property is a logical expansion of the WEC boundary and maximizes the infrastructure investments made in this area.

8. **Does the proposed amendment allow for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government?**

No. Golden Ocala and the subject property have been an approved urban area on the FLUM for years. The WEC is currently approved for 1,350 hotel rooms, 4,000,000 square feet of commercial and equestrian facilities. The County and Golden Ocala have already invested in infrastructure to serve this area. This amendment ties these areas together in a cohesive master plan. The subject property is a logical and compact expansion of the WEC. Furthermore, urban facilities have already been constructed to serve this area including water, sewer, roads, fire stations, and schools. Expanding the WEC is an efficient use of public facilities.

9. **Does the proposed amendment fail to encourage development which would, by its location, provide a clear separation between rural and urban uses?**

No, the proposed amendment is a logical expansion of the WEC. The subject property is already designated for urban development and adjoins the WEC campus. The property is also in the UGB boundary which is planned for urban development and must connect to central water and sewer.

The rural lands to the west are within the UGB and are presumed to develop with urban densities and intensities during the planning timeframe. The County prioritizes intense urban development in the UGB and stipulates that any development must connect to central water and sewer.

The FPA is to the south of the subject property and separated by State Road 40. The comprehensive plan establishes the clear separation of the rural areas in the County and the UGB. This amendment is consistent with this approved development pattern.

10. Does the proposed amendment discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities?

No. The proposed project will not inhibit or discourage infill development. Golden Ocala is not a new project. It has been approved for many years through its vested DRI and PUD approvals and the World Equestrian Center amendments. Since there is no increase in residential units, this Project is not taking units from other developments in the County. This Project should result in the growth of the County's economic base benefiting surrounding properties and larger Marion County.

11. Does the proposed amendment fail to encourage an attractive and functional mix of uses?

No. The amendment significantly improves the FLUM by adding a new use, sports complex, to the mixture of land uses already approved within the Golden Ocala master plan. Golden Ocala and the larger surrounding properties have long been approved for urban development as reflected in the existing land use analysis supporting this amendment. The Golden Ocala amendment expands the WEC campus and adds a proposed sports complex to the existing uses which includes higher density residential, hotels and RV units, commercial, hotels and equestrian facilities.

12. Does the proposed amendment result in poor accessibility among linked or related land uses?

No. The Project will include internal connections between uses providing a high level of accessibility. Internal connectivity will be addressed at the time of local development approval.

13. Does the proposed amendment encourage development which would result in the loss of significant amounts of open space?

No. The environmental report from Modica & Associates clearly demonstrates that these lands are very suitable for urban development. The supporting land use analysis identifies that the subject property is already approved for urban development. The purpose of this amendment is to introduce a new sports complex to the WEC and Golden Ocala. The active recreation uses on site will include open space areas along with the hotel, limited commercial and indoor sports facility. Thus, a significant amount of land will be dedicated to active recreation.

Result of Urban Sprawl Analysis: The proposed amendment triggered none of the 13 indicators for urban sprawl.

B. CONSISTENCY WITH CHAPTER 163, FLORIDA STATUTES – DEVELOPMENT PATTERNS

Chapter 163.3177(6)(a)9.b., F.S., presents 8 development patterns or urban forms. If 4 or more of the development patterns or urban forms are achieved, then it shall be determined that the amendment discourages the proliferation of urban sprawl. A "yes" answer to each of the questions indicates that a proposed development does not promote urban sprawl.

1. **Directs or locates economic growth and associated land development to geographic areas or the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

   Yes. Golden Ocala and the World Equestrian Center is a regional attractor within the UGB. The subject property is already approved for urban development and within Golden Ocala. None of the property is designated rural.

   The County's planning strategy for protecting the rural area, especially the Farmland Preservation Area, is to direct development to the UGB where public facilities are in place or planned (see Future Land Use Objective 3.1 and Policies 3.1.1 and 3.1.2). Marion County and Golden Ocala have made significant investments in this area for the development of this mixed use development.

   The subject property is also very suitable for development. The supporting environmental conducted by Modica & Associates identifies the subject property as improved pasture with no significant environmental resources on site.

2. **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

   Yes. Golden Ocala and the WEC have been approved for urban development for many years. The developer and the County have made significant improvements and investment to serve this area with urban services including the construction of a sewer treatment plant, fire stations, schools etc. The World Equestrian Center has implemented this vision to develop an intense urban development where urban infrastructure is in place to serve it. The Project is not only served by central water and sewer, but it is also ideally located along US 27 and State Road 40 with direct connections to I-75.

   Golden Ocala also constructed a four-lane entrance road from State Road 40 to help facilitate traffic into the center. The proposed sports complex adjoins this access road. The expansion of the WEC and the addition of the

sports complex is a prime example of maximizing the infrastructure investments made by both the County and Golden Ocala.

3. **Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multi-modal transportation system, including pedestrian, bicycle, and transit, if available.**

Yes. Golden Ocala and the WEC are developing in an internal campus setting. The proposed sports complex is a compact and logical extension of the WEC campus. The WEC contains a mixture of uses to serve the daily needs of visitors to the WEC including a variety of housing options, commercial/retail, and hotels. The WEC sports complex will be interconnected to this area, allowing guests or teams to use these facilities.

Marion County does not have transit service west of I-75. The development of this mixed use center will provide a future destination for transit once that service expands. Internal to the WEC campus, multiple trips can remain on site to meet the daily needs of visitors and residents without having to leave the campus which is an anti-urban sprawl strategy identified in #3 above.

Golden Ocala together with the WEC have three planned centers that can be used to encourage multi-model connectivity both through-out the Project and locations for future transit connectivity if service is established. This is created through the following:

1. Density – The development includes a wide-range of density and housing unit types. This mixture of uses will encourage walking between the WEC, commercial uses, hotels and residential all within the Project. The development is planned for a range of housing from multi-family and condo units to townhomes, single family, RV units, and equestrian lots on the edge of the Project.
2. Golden Ocala and the WEC are and will be connected internally by both the internal road system and equestrian trails. Since Golden Ocala is a gated community, the speeds can be minimized allowing golf carts and pedestrians to travel along the side of the roads and still feel safe.
3. Transit facilities are not currently available west of I-75. This master plan provides for mixed use locations where it is possible that along US 27 and SR 40 at the northern and southern entrances transit facilities may become a possibility in the future.

4. **Promotes the conservation of water and energy.**

Yes. Golden Ocala continues to work with the County and the water management district to conserve water and energy. Golden Ocala has agreed to work to conserve water as required in FLUE Policy 10.5.1 #7 and is committed to do so in the future. For this plan amendment, the property was already approved for urban development and was already in the Golden Ocala master plan. A portion of the expansion area will also include equestrian facilities and outdoor recreation which will help reduce impervious surfaces and encourage water recharge.

5. **Preserves agricultural areas and activities including silviculture, and dormant unique, and prime farmlands and soils.**

Yes. This amendment does not impact agricultural areas. The subject property is already approved for urban development and is within the UGB. The property is also improved pasture lands and is not prime farmland. The development of the property with urban intensities is consistent with the Marion County strategy for preserving farmland. The County directs urban development into the UGB where urban services are available. This allows for the preservation of farmlands by keeping development where urban services are available or planned.

The lands adjacent to the property are protected through the County's buffering requirements and through onsite development decisions. The rural designated lands to the west of the property are within the County's UGB and are planned for urban development in the future. A buffer will be provided as required by the County's comprehensive plan and land development code. The property to the south is within the FPA. Buffering and landscaping will be installed as required by the County. State Road 40 also provides a significant barrier since it is a four lane roadway with a wide right-of-way providing approximately 180 feet of separation between the properties.

Finally, the proposed use is compatible with the adjacent properties. The amendment adds approximately 236 acres to the WEC. Approximately 41% of the expansion area, or 97 acres, will be dedicated to the sports complex with only 7 acres (approximately 2% of the expansion area) dedicated to the more intense indoor sports facility. The property will include equestrian facilities and outdoor sports fields. Marion County permits active recreation fields on rural zoned lands under the County's land development code. The proposed PUD master plan directs the indoor sports facility internal to the project with stormwater facilities and sports fields on the edge of the sports complex. Thus, the proposed development is a blending of the WEC and equestrian uses with more traditional recreation activities.

6. **Preserves open space and natural lands and provides for public open space and recreation needs.**

Yes. This plan amendment preserves open space and natural lands and provides for open space and recreation needs. As mentioned in #5 above, the subject property is dedicated to lands that have been approved for urban development for many years. Focusing urban development in planned urban areas is the best tool for protecting rural lands.

The amendment is also dedicated to recreational uses and services to support active recreation. The master plan will also include perimeter buffering to ensure compatibility with the rural designated properties on the western and southern border.

7. **Creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.**

Yes. This plan amendment furthers the goals of the Marion County Comprehensive Plan by improving the balance of land uses between residential and non-residential within Golden Ocala. The Marion County Plan does not have an adopted jobs/housing ratio or methodology for determining the jobs/housing mix.

This proposed amendment is not a traditional amendment focused on increasing residential or commercial uses. Golden Ocala and the WEC is an already approved mixed use center with approximately 2,300 residential units, 4 million square feet of commercial and 1,350 hotel rooms to serve the onsite equestrian facilities.

The amendment proposes to convert 236 acres of land already approved for urban development in the Golden Ocala master plan to create a sports complex and provide uses that support both the sports complex and the larger WEC campus. This sports complex is a combination of equestrian facilities, outdoor recreation, and an indoor sports facility. The application also proposes an increase of 300 hotel rooms or a 20% increase above the current hotel entitlements. This increase is reasonable considering the addition of new sports complex within the WEC. The need for the amendment is addressed separately in this application.

It is difficult to establish a jobs/housing ratio for this amendment because the development is mostly for active recreation. It is obvious that this area from I-75 west to the WEC is mostly low density residential. Little commercial and employment are available. The WEC is the most intense urban center in this area. Expanding the WEC in a compact campus setting helps concentrate employment which maximizes the infrastructure investments that have been made by the County and Golden Ocala.

8. Promotes uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development such as transit oriented development or new towns as defined in Section 163.3164, F.S.

Yes and No. Golden Ocala and the WEC are now developing as a mixed use center in a campus setting. However, the original Golden Ocala vested development was a mostly single family residential development with a golf course in rural Marion County. When the development was originally approved in the 1970's the development pattern did reflect an urban sprawl pattern. Over the years this sprawl pattern has been remediated. The County and Golden Ocala have both invested in providing urban services to this portion of the County. Golden Ocala has transformed the development from single family residential to a mixed use regional destination. The WEC today provides a wide range of commercial services including retail, hotel and restaurants and a variety of housing types to make the community more self-sufficient which is a common trait of new town communities. It is now a mixed use development with commercial capacity to provide for many of the daily needs of its residents including employment which helps minimize trip lengths and provide more opportunities for a walkable development and self-sufficient community.

EXHIBIT G

CONSISTENCY ANALYSIS

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

GOAL 1: PURPOSE OF THE FUTURE LAND USE ELEMENT

To protect the unique assets, character, and quality of life in the County through the implementation and maintenance of land use policies and a Land Development Code (LDC) that accomplish the following:

1. **Promote the conservation and preservation of natural and cultural resources;**
2. **Support and protect agricultural uses;**
3. **Protect and enhance residential neighborhoods while allowing for mixed-use development within the county;**
4. **Strengthen and diversify the economic base of the County;**
5. **Promote development patterns that encourage an efficient mix and distribution of uses to meet the needs of the residents throughout the county;**
6. **Ensure adequate services and facilities to timely serve new and existing development; and**
7. **Protect and enhance the public health, safety, and welfare.**
8. **Protect private property rights.**

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THE COUNTY'S COMPREHENSIVE PLAN PURPOSE STATEMENT. THE AMENDMENT DIVERSIFIES THE WORLD EQUESTRIAN CENTER WHICH IS A REGIONAL ATTRACTOR THAT BENEFITS MARION COUNTY. THE PROPOSED EXPANSION AREA IS ALREADY APPROVED FOR URBAN USES AND IS SUITABLE FOR URBAN DEVELOPMENT. THE AMENDMENT ADDS A SPORTS COMPLEX TO THE WEC WHICH EXPANDS THE MIXTURE OF USES OFFERRED AND SUPPORTS THE COMPACT DEVELOPMENT PATTERN AT THE CAMPUS. FINALLY, EXPANDING THE WEC MAXIMIZES THE INFRASTRUCTURE INVESTMENTS THAT HAVE BEEN MADE BY MARION COUNTY AND GOLDEN OCALA TO SERVE THIS PROJECT.

OBJECTIVE 1.1: PLANNING FRAMEWORK

To create a planning and implementation strategy that will enhance the livability of the County and preserve the County's natural, cultural, physical and economic resources to discourage urban sprawl, promote sustainable, energy-efficient land use patterns, and reduce pollution, and provide for economic development opportunities.

Policy 1.1.1: Marion County Planning Principles

The County shall rely upon the following principles to guide the overall planning framework for the County:

1. Preserve, protect and manage the County's valuable natural resources.
2. Recognize and protect the County's rural, equestrian and agricultural areas as an asset to its character and economy while providing clear, fair and consistent standards for the review and evaluation of any appropriate future development proposals.
3. Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that enhances the scale, intensity and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.

4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.

CONSISTENCY: MARION COUNTY'S LAND PLANNING STRATEGY FOR PROTECTING ITS RURAL LANDS AND THE FARMLAND PRESERVATION AREA IS TO DEVELOP AT URBAN INTENSITIES WITHIN ITS URBAN GROWTH BOUNDARY. THIS STRATEGY INCLUDES THE USE OF TRANSFER OF DEVELOPMENT RIGHTS TO PRESERVE RURAL AREAS BY SENDING THOSE RIGHTS WITHIN THE URBAN GROWTH BOUNDARY NO MATTER THE LOCATION.

GOLDEN OCALA AND THE WEC CAMPUS ARE WITHIN THE URBAN GROWTH BOUNDARY. THE PROPOSED AMENDMENT IS ENTIRELY IN THE URBAN GROWTH BOUNDARY ON LANDS APPROVED FOR URBAN DEVELOPMENT AND ALREADY WITHIN THE DEVELOPMENT. THESE LANDS ABUT THE CURRENT WEC BOUNDARY ON ITS NORTHERN AND EASTERN BORDER AND IS DIRECTLY ADJACENT TO THE FOUR LANE ENTRANCE ROAD INTO THE WEC. MARION COUNTY AND GOLDEN OCALA HAVE HEAVILY INVESTED IN PROVIDING URBAN SERVICES TO THIS AREA AND APPROVING DEVELOPMENT AT THE WEC SUPPORTS THAT INVESTMENT. FINALLY, THE AMENDMENT IS A PERFECT LOCATION FOR THE SPORTS COMPLEX SINCE IT IS ALREADY APPROVED FOR URBAN DEVELOPMENT, WITHIN GOLDEN OCALA, SERVED BY CENTRAL WATER AND SEWER AND HAS FRONTAGE ON BOTH STATE ROAD 40 AND THE INTERNAL FOUR-LANE ENTRANCE ROAD FOR THE WEC.

Policy 1.1.2: Adopted Future Land Use Map (FLUM Series) and 2045 Planning Horizon

The FLUM Series embodies strategies designed to build long-term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective, efficient and timely manner, and protect natural, cultural, and environmental resources that are unique to the County. The County provides appropriate goals, objectives, policies, data and analysis for a future land use, long-range planning horizon through the year 2045. The County adopts the FLUM Series as listed below:

Map	*Title*
1.	*MARION COUNTY 2045 FUTURE LAND USE MAP*
2.	*WELLS & WELLHEAD PROTECTION AREAS*
3.	*COASTAL HIGH HAZARD AREAS AND EVACUATION ROUTES*
4.	*WATERBODIES (RIVERS AND LAKES)*
5.	*FLOODPLAINS PER 2008 FEMA MAPS*
6.	*WETLANDS*
7.	*MINERAL RESOURCES*
8.	*SOILS (GENERALIZED)*
9.	*TOPOGRAPHY (GENERALIZED)*
10.	*ARCHEOLOGICAL AND HISTORIC AREAS*
11.	*ENVIRONMENTALLY SENSITIVE OVERLAY ZONES*
12.	*TRANSFER OF RIGHTS*
13.	*SPRINGS PROTECTION OVERLAY ZONES*
14.	*REGIONAL ACTIVITY CENTERS (RGAC)*

a. MARION OAKS / MCGINLEY RGAC
b. IRVINE / SUNNY OAKS RGAC

15. DEVELOPMENT OF REGIONAL IMPACT (DRI), BINDING LETTERS OF VESTED RIGHTS/MODIFICAITONS (BLIM) AND FLORIDA QUALITY DEVELOPMENT (FQD) MAP 'H' MASTER PLANS (DRI/FQD)

a. OAK RUN DRI
b. ON TOP OF THE WORLD DRI
c. SPRUCE CREEK GOLF & COUNTRY CLUB FQD
d. SPRUCE CREEK SOUTH FQD
e. STONECREST DRI
f. THE VILLAGES OF MARION FQD
g. VILLAGE OF RAINBOW SPRINGS DRI
h. GOLDEN OCALA DRI
i. ON TOP OF THE WORLD BLIM

CONSISTENCY: THE GOLDEN OCALA DRI IS LISTED IN THIS POLICY MAKING IT A PREFERRED LOCATION FOR DEVELOPMENT IN MARION COUNTY. THE PROPOSED AMENDMENT IS IDEALLY SUITED FOR DEVELOPMENT SINCE THE LANDS ARE SUITABLE FOR DEVELOPMENT, ARE ALREADY APPROVED FOR URBAN DEVELOPMENT, ARE WITHIN THE GOLDEN OCALA MASTER PLAN AND SERVED WITH CENTRAL WATER AND SEWER WITH FRONTAGE ON STATE ROAD 40. THE PROPOSED AMENDMENT ADJOINS THE WEC CAMPUS AND IS A LOGICAL EXTENSION OF THAT LAND USE.

Policy 1.1.5: Higher Density/Intensity Uses

The County shall require higher densities and intensities of development to be located within the Urban Growth Boundary and Planned Service Areas, where public or private facilities and services are required to be available.

CONSISTENCY: THE PROPOSED AMENDMENT IS ENTIRELY WITHIN THE URBAN GROWTH BOUNDARY AND ABUTS THE WEC CAMPUS. PUBLIC FACILITIES ARE AVAILABLE TO THE WEC AND THIS PROPERTY INCLUDING CENTRAL WATER AND SEWER. THE PROPERTY ALSO HAS FRONTAGE ON STATE ROAD 40 WITH A FOUR-LANE ENTRANCE ROAD INTO THE WEC CAMPUS. THIS POLICY REQUIRES "HIGHER DENSITIES AND INTENSITIES" WITHIN THE URBAN GROWTH BOUNDARY.

Policy 1.1.6: Buffering of Uses

The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.

CONSISTENCY: THE AMENDMENT IS SUPPORTED BY THE SIMULTANEOUSLY SUBMITTED PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN WHICH DEMONSTRATES HOW THE SPORTS COMPLEX WILL INCLUDE PERIMITER BUFFERING TO ENSURE COMPATIBILILTY WITH ADJACENT PROPERTIES. THE MARION COUNTY LAND DEVELOPMENT CODE SPECIFIES WHAT LEVEL OF PERIMITER BUFFERING IS REQUIRED.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 1.1.7: Discourage Strip Commercial and Isolated Development
The County shall discourage scattered and highway strip commercial development by requiring the development of such uses at existing commercial intersections, other commercial nodes, and mixed use centers with links to the surrounding area.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THIS POLICY WHICH ADDS A SPORTS COMPLEX TO THE WEC CAMPUS. THE AMENDMENT IS SUPPORTED BY AN URBAN SPRAWL ANALYSIS DEMONSTRATING THAT THE PROJECT IS A COMPACT MIXED USE DEVELOPMENT PATTERN AND THE OPPOSITE OF URBAN SPRAWL. GOLDEN OCALA AND THE WEC CAMPUS ARE AN APPROVED MULTIPLE USE DEVELOPMENT (COMMERCIAL, RESIDENTIAL AND HOTEL) ANCHORED BY THE WEC.

GOAL 2: ALLOCATION AND DISTRIBUTION OF LAND USES
Allow for a mix of uses to meet the population growth and economic development needs throughout the County by identifying appropriate areas for residential, commercial, industrial, public, recreation and open space, and conservation.

OBJECTIVE 2.1: FUTURE LAND USE DESIGNATIONS
To implement development patterns that promote a variety of residential, non-residential, and mixed use development to meet the needs of the community, the County shall adopt future land use designations that allow for mix of uses throughout the County.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS FUTURE LAND USE GOAL 2 AND OBJECTIVE 2.1. GOLDEN OCALA AND THE WEC IS AN APPROVED MIXED USE CENTER INCORPORATING A WIDE RANGE OF RESIDENTIAL, COMMERCIAL AND HOTEL ROOMS TO SERVE THE EQUESTRIAN FACILITIES. THIS AMENDMENT WILL DIVERSITY THE RECREATIONAL SERVICES PROVIDED ON SITE.

Policy 2.1.1: Supply and Allocation of Land
The County shall designate future land uses on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data, Inventory & Analysis) and allow for a sufficient allocation of land and land uses to allow for development based on market potential.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A NEEDS ANALYSIS DEMONSTRATING WHY THE AMENDMENT IS NEEDED. THE AMENDMENT WILL CREATE A SPORTS COMPLEX WITHIN THE WEC. THE NEEDS ANALYSIS EVALUATES THE NEED FOR A SPORTS COMPLEX BASED ON STUDIES SUPPORTING RECREATION USES, THE ORIGINAL STUDIES SUPPORTING THE WEC, THE OTHER RECREATION FACILITES IN THE STATE AND HOW THE AMENDMENT SUPPORTS THE SIGNFICANT PUBLIC AND PRIVATE INVESTMENT TO PROVIDE URBAN SERVICES TO SUPPORT THE WEC. THE 2024 HUNDEN PARTNERS MARKET ANALYSIS PROVIDES CLEAR JUSTFICATION AND NEED FOR THE SPORTS COMPLEX, INDOOR ARENA AND ADDITIONAL HOTEL ROOMS.

Policy 2.1.6 Protection of Rural Areas

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the UGB and Planned Service Areas. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within the UGB and PSAs.

Policy 2.1.13: Protection of Rural Neighborhoods
Marion County shall recognize "rural neighborhoods" that occur within or outside of the UGB deserve special protection from the intrusion of urban uses, densities and intensities where new development occurs within the immediate vicinity. For the purpose of this policy, a rural neighborhood is an existing recorded or unrecorded subdivision where the overall density does not exceed one unit per three acres and the subdivision has a predominant Future Land Use Designation of Rural Land or Low Residential.

CONSISTENCY: THIS AMENDMENT MODIFIES LAND USE ENTITLEMENTS ON PROPERTY ENTIRELY WITHIN THE URBAN GROWTH BOUNDARY. NO LANDS SUBJECT TO THIS AMENDMENT ARE DESIGNATED RURAL OR WITHIN THE FARMLAND PRESERVATION AREA. THIS AMENDMENT SUPPORTS THE DIRECTION IN POLICY 2.1.6 THAT URBAN USES "SHALL BE DIRECTED TOWARDS AREAS APPROPRIATE FOR URBAN DEVELOPMENT SUCH AS WITHIN THE UGB".

THE PROPERTY TO THE WEST AND SOUTH DOES NOT MEET THE DEFINITION OF A "RURAL NEIGHBORHOOD" SO THIS POLICY DOES NOT APPLY.

AGRICULTURAL USES

Policy 2.1.16: Rural Land (RL)
This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use. The following special provisions shall apply for new development not meeting the base density, as further defined in the LDC:

1. **Family Division:** A parcel of record within Rural Land may be permitted to be subdivided up to three times, provided that no resulting lot is less than one acre outside of the FPA and not less than three (3) acres inside the FPA consistent with Section 163.3179, F.S. and as further defined in the LDC.

2. **Cluster Density Bonus:** Rural Areas outside the UGB and not within the Farmland Preservation Area may develop as a cluster density bonus development under the PUD process up to a maximum of one (1) dwelling unit per seven (7) gross acres with a required minimum of 60% permanent open space set aside, as further defined in the LDC.

3. **Hamlets:** Residential uses in the Rural Areas outside the UGB and not within the FPA may develop as a hamlet development under the PUD process and shall provide a minimum of 60% permanent open space with cluster development in one of the following forms, and as further defined in the LDC:
   a. one (1) dwelling unit per five (5) acres
   b. one (1) dwelling unit per 3.5 acres with the permanent open space delineated as a separate tract from the individual developable parcels and shall remain under common ownership by

the developer, property owner association, undivided property interest of the developable land within the hamlet, or a third party approved by the County Commissioners.

CONSISTENCY: THE PROPOSED AMENDMENT PROTECTS THE ADJACENT RURAL DESIGNATED PROPERTIES. THE PROJECT WILL INCLUDE PERIMETER BUFFERING AS REQUIRED BY THE COUNTY'S LAND DEVELOPMENT CODE AND WILL DEDICATE THE EDGE OF THE PROPERTY TO ATHLETIC FIELDS. THE RURAL LAND TO THE WEST OF THE PROPERTY IS WITHIN THE URBAN GROWTH BOUNDARY AND PRESUMED TO DEVELOP AS AN URBAN USE DURING THE PLANNING TIMEFRAME. THE PROPERTY TO THE SOUTH IS IN THE FPA. THE FPA BOUNDARY IS SEPARATED BY STATE ROAD 40 WHICH PROVIDES APPROXIMATELY 180 FEET OF SEPARATION BETWEEN THE PROPERTIES.

RESIDENTIAL USES

Policy 2.1.17: Low Residential (LR)

This land use designation is intended to recognize areas suited for primarily single-family residential units for existing and new development within the UGB, a PSA or Urban Area. Parcels outside of, but contiguous to the UGB and outside of the FPA are eligible for conversion to Low Residential designation through density bonus programs consistent with FLU Policy 2.1.3. The density range shall be up to one (1) dwelling unit per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Where Low Residential abuts the Farmland Preservation Area or other Rural Area, hamlet, clustered or other development methods to preserve large tracts of open space are encouraged.

CONSISTENCY: THE PROPOSED AMENDMENT CONVERTS LAND CURRENTLY DESIGNATED AS LOW RESIDENTIAL TO WEC. LOW RESIDENTIAL IS AN URBAN USE AND THE PROPERTY IS WITHIN THE UGB. THE PROPERTY IS ALREADY WITHIN THE GOLDEN OCALA MASTER PLAN. THE PROPERTY IS ADJACENT TO THE WEC CAMPUS AND IS A LOGICAL EXTENSION OF THE WEC CAMPUS. THE PROPERTY IS ALSO SUITABLE FOR THE PROPOSED USE BASED ON THE ATTACHED ENVIRONMENTAL ANALYSIS.

Table 2-1: Summary of Future Land Use Designations *

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

URBAN AREAS (Inside and Outside UGB)

RESIDENTIAL USES

Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)

NON-RESIDENTIAL / MIXED USES

Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, RVP
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public

ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)

NON-RESIDENTIAL / MIXED USES

Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
		Rural Area (Outside UGB)	
World Equestrian Center (WEC)	0-1 du/10 ac (Rural Area)	0-0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian related uses per FLUE Policy 2.1.28
		Urban Area (Inside UGB)	

0-4 du/ac (Urban Area)	0-0.50 for Urban Areas (Inside the UGB)	World Equestrian Center (WEC), Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

NOTE:

* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT EXCEED THE MAXIMUM DENSITIES AND INTENSITIES AS ESTABLISHED IN THE COUNTY'S COMPREHENSIVE PLAN AND LDC.

GOAL 3: PRIORITY DEVELOPMENT AREA(S)

To direct new development and redevelopment activities to appropriate areas of the County in order to provide the necessary public facility and service infrastructure in a cost-effective and efficient manner.

OBJECTIVE 3.1: URBAN GROWTH BOUNDARY (UGB)

To establish one or more boundaries that clearly identifies Urban Areas where long-term capital improvements shall be directed to create compact and efficient development patterns and allow for sufficient growth opportunities to maintain the County's long-term viability.

Policy 3.1.1: Establishment of UGB

The County FLUM Series, Map #1, *Marion County 2045 Future Land Use Map,* designates an UGB that reinforces the preferred land use patterns of Marion County through policies that are designed to effectively discourage the proliferation of urban sprawl. The establishment and maintenance of the UGB shall be accomplished through the following standards:

1. The UGB shall encompass a sufficient supply of urban designated land to support projected demand for the horizon of the plan, less the supply generated from vested subdivisions (DRIs, FQDs, etc.) and Rural Land
2. All new development within the UGB shall be served by central water and wastewater, whether it is provided by the county, municipality, or private provider;
3. All land contained within an UGB delineated on the Future Land Use Map shall be treated as one single urban area for the purposes of these policies;
4. Any parcel of land that overlaps the UGB by more than 50% by area shall be considered inside the Boundary. Likewise, any parcel that overlaps the UGB by 50% or less shall be considered outside the Boundary;
5. The County shall conduct a review at least every seven (7) years to assess the need to modify the UGB and evaluate the need for public facilities and services within the UGB; and

6. The County shall encourage development to be concentrated within the UGB.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT. THE PROPERTY IS IN THE UGB AND WAS DESIGNATED LOW RESIDENTIAL BY THE COUNTY WHICH IS AN URBAN USE. THE AMENDMENT IS ALSO SUPPORTED BY AN URBAN SPRAWL ANALYSIS CONFIRMING THE PROPOSED FLUM CHANGE CREATES A COMPACT URBAN FORM WITHIN A MIXED USE CENTER WHICH IS THE OPPOSITE OF A SPRAWLING DEVELOPMENT PATTERN. THE DEVELOPMENT WILL HAVE TO CONNECT TO URBAN SERVICES AND WILL DEVELOP WITH URBAN DENSITIES AND INTENSITIES WHICH IS REQUIRED IN THE UGB.

Policy 3.1.2: Planning Principles within UGB

The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:

1. Preserve open space, natural beauty and critical environmental areas.
2. Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
3. Strengthen and direct development towards existing communities and development.
4. Encourage compact and mixed use building design.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Create walkable and linked neighborhoods.
7. Create a range of housing opportunities and choices.
8. Provide a variety of transportation choices.
9. Encourage community and stakeholder collaboration.
10. Make development decisions predictable, fair and cost effective
11. Encourage interconnected development, multi-modal transportation opportunities, links to the surrounding neighborhoods, and alternative transportation routes.
12. Establish priority areas for public facility and service infrastructure.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS POLICY 3.1.2 BY PROVIDING FOR A COMPACT URBAN DEVELOPMENT, ESPECIALLY ADJACENT THE WEC AND THE COMMERCIAL DESIGNATED LAND AT STATE ROAD 40. THE PROPERTY IS SUITABLE FOR DEVELOPMENT AND WILL BE INCORPORATED INTO THE MIXTURE OF USES APPROVED FOR THE WEC CAMPUS. THE WEC CAMPUS PROVIDES A STRONG SENSE OF PLACE THAT IS A DESTINATION FOR RESIDENTS AND MARION COUNTY VISITORS.

Policy 3.1.4: Rural Area Outside of UGB

The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area shall be guided by the following principles and as further defined in the LDC:

1. Protect the existing rural and equestrian character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.

2. Promote and foster the continued operation of agricultural activities, farms, and other related uses that generate employment opportunities in the Rural Area.
3. Establish a framework for appropriate future opportunities and development options including standards that address the timing of future development.
4. Create a focused strategy for the regulation of mining and resource extraction activity.
5. Allow for new Rural Land and Rural Activity Center Future Land Use designations with a Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS POLICY 3.1.4 BY PLACING THE INTENSE PORTIONS OF THE WEC CAMPUS FURTHEST FROM THE RURAL AREA AND INSTEAD DEDICATES THE EDGE TO SPORTS FIELDS, BUFFERING AND STORMWATER. THE PERIMETER BUFFERING MEETS THE REQUIREMENTS IN THE MARION COUNTY LAND DEVELOPMENT CODE.

A REVIEW OF THE COUNTY'S FLUM CONFIRMS THAT THE PROTECTION OF RURAL LAND DOES NOT MEAN THAT URBAN USES ARE NOT ALLOWED AT THE EDGE OF THE UGB BOUNDARY. THERE ARE NUMEROUS EXAMPLES WHERE THE COUNTY HAS APPROVED INTENSE URBAN USES THAT ABUT THE FPA BOUNDARY. THE UGB AND FPA POLICIES ALSO DO INCLUDE ANY STEP DOWN PROVISIONS THAT REQUIRE A REDUCTION IN DENSITY AND/OR INTENSITY ADJACENT THE FPA BORDER.

OBJECTIVE 3.3: FARMLAND PRESERVATION AREA

The Farmland Preservation Area is intended to encourage preservation of agriculture as a viable use of lands and an asset of Marion County's economy and to protect the rural character of the area. Planning principles within this area are designed to protect significant natural resources, including prime farmland and locally important soils as defined by the United a States Department of Agriculture and unique karst geology that provides high recharge to the Floridan Aquifer, a key source of freshwater for central Florida. The County establishes this area as critical to the enhancement and preservation of its designation as the Horse Capital of the World.

Policy 3.3.1: Elements of Rural Character

The County shall preserve and protect rural and equestrian/agricultural character within the Rural Lands, specifically the Farmland Preservation Area, by requiring that all appropriate future development activities within this Area preserve, support, and enhance the fundamental elements of rural character:

1. *Scenic Views:* The viewshed of arterial and collector roadways in the Rural Area shall be protected from land clearing and other visual intrusions associated with development; such protections, however, shall not restrict the fundamental agricultural uses permitted within this Area.
2. *Open Space Protection:* Residential development options shall include incentives to promote the protection of open spaces.
3. *Rural Lighting*: In order to preserve the rural character of the area, artificial illuminating devices, emission of undesirable rays into the night sky, glare to oncoming traffic and intrusion of light onto adjacent properties shall be prevented to the greatest extent possible, as further defined in the LDC.
4. *Transportation:* Roadway design within the Rural Area shall be consistent with the principles of context sensitive design, which considers the relationship of land uses and all aspects of roadway design, including speed, travel lane width, access management, and landscaping. New transportation corridors

intended to be used specifically for the construction of expressways or limited access roadways shall avoid the Farmland Preservation Area unless the Department of Transportation can demonstrate that there are no feasible corridor alignments outside of the Farmland Preservation Area, in which case the Department shall design and develop such roadway in such a way as to minimize and mitigate negative impacts to vital farmlands, key environmental areas, and valuable open space, including, but not limited to, provision of adequate screening and buffers between the roadway and such sensitive areas. The development of any such corridor shall be closely coordinated with the Board of County Commissioners and County Staff.

5. *Infrastructure:* Other infrastructure including water and sewer utilities and stormwater facilities within the Rural Area shall reflect a rural level of service and shall not be modified to the point that it encourages or allows for urban development.

CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH PROTECTION OF THE FARMLAND PRESERVATION BOUNDARY BY PLACING THE INTENSE PORTIONS OF THE WEC CAMPUS FURTHEST FROM THE RURAL AREA AND INSTEAD DEDICATES THE EDGE TO SPORTS FIELDS, BUFFERING AND STORMWATER. THE RURAL LAND ON THE WESTERN BORDER IS IN THE UGB AND OUTSIDE OF THE FPA SO THERE IS A PRESUMPTION THAT THIS PROPERTY WILL DEVELOP WITH URBAN USES OVER THE PLANNING TIMEFRAME.

THE PROPERTY TO THE SOUTH IS IN THE FPA. STATE ROAD 40 PROVIDES A SIGNIFICANT BARRIER WITH ITS FOUR LANES AND APPROXIMATELY 180 FEET OF RIGHT-OF-WAY.

Policy 4.1.6: Inapplicability of Policy 2.1.13 to the On Top of the World Development of Regional Impact, Circle Square Woods Vested Development of Regional Impact and Golden Ocala Development Order.

Policy 2.1.13 (Protection of Rural Neighborhoods) shall not apply to the following properties, including any development orders and permits issued for development within the properties:

1. The On Top of the World Development of Regional Impact ("OTOW DRI"), which is governed by the OTOW DRI Amended and Restated Development Order, as amended by Marion County on November 20, 2018, and as may be amended from time to time in the future ("ARDO").
2. The Circle Square Woods Binding Letter of Interpretation for Modification to a Development of Regional Impact with Vested Rights, as amended by Marion Count yon November 20, 2018 and as may be amended from time to time in the future (BLIM).
3. Marion County Ordinance No. 17-28 adopted by the Marion County Board of County Commissioners on October 17, 2017, as supplemented by the Settlement Agreement Concerning Golden Ocala Approvals dated February 20, 2018, as may be amended from time to time in the future ('collectively the Golden Ocala Development Order').

In the event of a conflict between Policy 2.1.13 of the Comprehensive Plan and the ARDO, the BLIM or the Golden Ocala Development Order, the ARDO, BLIM or Golden Ocala Development Order, as applicable, shall be deemed to prevail.

CONSISTENCY: THE POLICY ABOVE EXEMPTS GOLDEN OCALA FROM THE RURAL NEIGHBORHOOD REQUIREMENTS. HOWEVER, THE PROJECT WILL HELP PROTECT THE ADJACENT RURAL CHARACTER THROUGH THE USE OF PERIMETER BUFFER AND DEDICATING THE EDGE OF THE PROJECT TO ATHLETIC FIELDS AND STORMWATER FACILITIES.

GOAL 5: CHANGING THE DEVELOPMENT REGULATIONS

To identify criteria and documentation necessary for the County to evaluate and make recommendations on requested changes to the County's development regulations and process for reviewing and approving requested changes

OBJECTIVE 5.1: COMPREHENSIVE PLAN AND ZONING CHANGES

To identify criteria and documentation necessary for the County to evaluate requested changes to following development regulations: Comprehensive Plan policies, Future Land Use Map, and FLUM Series; and Zoning Changes (ZC) and Special Use Permits (SUPs).

Policy 5.1.1: Application Requirements

The County shall require an application with sufficient details of a request for an amendment to the Comprehensive Plan and the Official Zoning Map, consistent with Chapter 163, F.S., the Comprehensive Plan, Zoning, and LDC.

Policy 5.1.2: Review Criteria - Changes to Comprehensive Plan and Zoning

Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

1. Market demand and necessity for the change;
2. Availability and potential need for improvements to public or private facilities and services;
3. Allocation and distribution of land uses and the creation of mixed use areas;
4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
5. Agricultural activities and rural character of the area;
7. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
8. Consistency with the UGB;
9. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
10. Compatibility with current uses and land uses in the surrounding area;
11. Water Supply and Alternative Water Supply needs; and
12. Concurrency requirements.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A DETAILED APPLICATION THAT DEMONSTRATES ITS CONSISTENCY WITH CHAPTER 163. FIRST, THE AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS AND A LAND USE SUITABILITY ANALYSIS EXPLAINING WHY THE PROPOSED DENSITIES ARE CONSISTENT WITH THE RESOURCES FOUND ON SITE. NEXT, THE ANALYSIS

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DEMONSTRATES THE PROJECT IS COMPATIBLE WITH THE SURROUNDING AREA BY COMMITTING TO AND DEMONSTRATING THAT PERIMETER BUFFERING WILL BE INCORPORATED INTO THE PROJECT AND DIRECTING ATHLETIC FIELDS ON THE EDGE OF THE DEVELOPMENT AND DIRECTING THE MORE INTENSE URBAN USES INTERNAL TO THE SPORTS COMPLEX. THE AMENDMENT IS ALSO SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT ADEQUATE CAPACITY IS AVAILABLE TO SUPPORT THE AMENDMENT. AN URBAN SPRAWL ANALYSIS IS ALSO INCLUDED THAT DETAILS HOW THE DEVELOPMENT PATTERN CREATES A COMPACT MIXED USE URBAN FORM WHICH IS THE OPPOSITE OF A SPRAWLING PATTERN. FINALLY, THE AMENDMENT IS SUPPORTED BY A DETAILED CONSISTENCY ANALYSIS EXPLAINING WHY THE AMENDMENT MEETS THE POLICIES OF THE COUNTY'S PLAN WITH THE PROPOSED AMENDMENT.

GOAL 6: PUBLIC INFRASTRUCTURE PLANNING

The County shall implement and maintain short and long-term strategies in collaboration with other local, state, and federal agencies in order to provide public infrastructure to meet the population growth and economic developments needs throughout the County.

OBJECTIVE 6.1: COORDINATION OF PUBLIC FACILITIES AND SERVICES

To ensure the provision of public facilities and services in a timely, efficient, and cost-effective manner, that is in coordination with this element. These policies are general summaries of the requirements, which are further specified in their respective elements and capital improvements element.

Policy 6.1.1: Public Facilities Guidelines

The County shall locate public facilities and services so as to maximize the efficiency of services provided and minimize their cost, impacts on natural environment and resources, and surrounding uses and land uses.

Policy 6.1.2: Concurrency of Services

The County shall require that the development of land be timed and staged in conjunction with the provision of supporting public facilities and services to meet the community needs, consistent with this Plan and LDC.

CONSISTENCY: THE PROPOSED AMENDMENT IS TO ALLOW FOR THE EXPANSION OF THE WEC CAMPUS WHICH IS ALREADY SERVED WITH PUBLIC FACILITIES. THE DEVELOPMENT WILL CONNECT TO THE CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.

Policy 6.1.3: Central Water and Wastewater Service

The County shall require development within the UGB, Urban Areas, and other developments consistent with this Plan and as required in the LDC to use central water and wastewater. Central water and wastewater treatment facilities shall be constructed in accordance with the Wastewater and Potable Water Elements of this Plan and as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT GOLDEN OCALA PROJECT WILL BE SERVED WITH CENTRAL WATER AND SEWER CONSISTENT WITH THE COUNTY'S PLAN.

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Policy 6.1.4: Private Water and Wastewater Service
The County shall not prohibit the provisions of potable water, septic tanks and other wastewater treatment facilities by private developers as allowed and regulated in the LDC.

Policy 6.1.5: Individual Water and Wastewater Service
The County shall require that all development in areas not providing public water and wastewater services shall utilize individual well and on-site treatment and disposal (OSTDS) facilities in accordance with state law, this Plan, and as further defined in the LDC. Within the UGB, where centralized wastewater is not available and individual OSTDS are utilized, they shall be located in the front yard or street side of all structures to allow for future connection to centralized wastewater when available, but exceptions may be granted due to conditions on the site.

CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT GOLDEN OCALA PROJECT WILL BE SERVED WITH CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.

Policy 6.1.6: Water Supply Plan
The County shall require that all development be able to demonstrate that there is sufficient water supply, including alternative water supplies if necessary, available to meet the needs of the proposed development, whether provided by public or private centralized utilities or private individual sources, consistent with the Southwest Florida Water Management District (SWFWMD), St. John's River Water Management District (SJRWMD), and Withlacoochee Regional Water Supply Authority (WRWSA) Regional Water Supply Plans (RWSP) and the County's Water Supply Plan (WSP), and other plans or entities that may be necessary for the provision of water for the County to meet the needs of existing and future residents and businesses.

CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT THE PROPOSED AMENDMENT WILL CONNECT TO CENTRAL WATER AND SEWER AND ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.

Policy 6.1.7: Transportation Network
The County shall require all development to be designed to include an efficient system of internal circulation and address the impacts of development, including multi-modal transportation for surrounding areas and distribution of traffic flow in the transportation network within the county. Individual lots shall be designed with access to the internal street system and utilize shared access where suitable.

CONSISTENCY: THE PROPOSED AMENDMENT AT THE TIME OF LOCAL DEVELOPMENT APPROVAL MUST DEMONSTRATE HOW INTERNAL CIRCULATION WILL BE ADDRESSED CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC. THE AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS DEMONSTRATING THAT IMPROVEMENTS TO STATE ROAD 40 ARE REQUIRED. AN AMENDMENT TO THE 163 AGREEMENT WITH THE COUNTY WILL INCORPORATE THE REQUIRED IMPROVEMENTS. THE 163 AGREEMENT AND THE USE OF PROPORTIONATE SHARE MITIGATION IS SPECIFICALLY REFERENCED IN FUTURE LAND USE ELEMENT POLICY 10.5.1.

Policy 6.1.8: Stormwater Run-off

The County shall require the developer/owner of any site to be responsible for the management of runoff in a manner so that post-development runoff rates and volumes do not exceed pre-development conditions consistent with this Plan and as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR STORMWATER. DETAILED DEVELOPMENT PLANS MUST BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THAT ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

Policy 6.1.9: Public Schools

The County shall collaborate with the School Board and municipalities to ensure there are adequate school facilities throughout the county to meet the education needs of the children within the community as further defined in the Interlocal Agreement for Public School Facilities. This policy shall not be construed so as to cause the Marion County School District to be in conflict with the State Requirements for Educational Facilities (SREF) in Chapter 1013, F.S., or the Stipulated Agreement regarding school desegregation between the Marion County School Board and the U.S. Department of Justice.

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT RESULT IN AN INCREASED IMPACT TO PUBLIC SCHOOLS BECAUSE THERE IS NO INCREASE IN RESIDENTIAL UNITS.

Policy 6.1.10: Confirmation of Availability of Services

The County shall require developers to assess their needs regarding essential services (electric, gas, etc.) and seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the County during the development review process, but no later than the issuance of a development order.

CONSISTENCY: MARION COUNTY HAS PROVIDED A CONFIRMATION LETTER CONFIRMING THE AVAILABILITY OF WATER AND SEWER TO THE SITE. SERVICES ARE ALREADY ONSITE SERVING THE WEC CAMPUS. AN ONSITE SEWER MAIN EXTENSION IS REQUIRED FOR THE SPORTS COMPLEX. FOR PURPOSES OF THE COMPREHENSIVE PLAN AMENDMENT REVIEW ADEQUATE PUBLIC FACILITIES ARE AVAILBLE TO THE SITE AS REQUIRED.

GOAL 7: OVERLAY ZONES AND SPECIAL AREAS

The County shall utilize overlay zones and special areas to identify unique spaces which require additional development regulations to maintain and protect their unique characteristics or purposes. Each zone or area is described with its respective regulations, and sites may be subject to multiple zones and/or areas. The land use designation and/or Zoning classification for any site remains undisturbed by the creation of a zone or area, but may require enhanced development standards than those that would otherwise apply.

OBJECTIVE 7.2: ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ)

To provide a focused effort for the protection of surface waters by improving stormwater quality by better managing stormwater run-off due to development activities.

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Policy 7.2.1: Establishment of ESOZ
The County shall regulate intensity of development where environmentally sensitive lands may be subject to the adverse impacts of development or where a specific natural feature or area requires protection. The ESOZ shall be established as an overlay around those areas of the county as adopted in the FLUM Series, Map #11 *ESOZ*, as further defined in the LDC. The following are a list of areas included in the ESOZ:

1. **Waterbodies**
   a. **Springs** – Silver and Rainbow Springs
   b. **Lakes** – At least 200 acres or larger, as further identified in the LDC
   c. **Spring Runs** – Silver, Rainbow, Salt, Glen, and Juniper Springs
   d. **Rivers and Streams** – 500 feet landward of the water/wetland edge of perennial wetlands and primary tributaries, as further identified in the LDC

2. **Silver River State Park** - The ESOZ shall include the entire Silver River State Park property.

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT INCLUDE ANY AREAS WITHIN THE ESOZ.

Policy 7.2.3: Required Site Analysis
The County shall require a site analysis of soil conditions, geologic characteristics, topographic relief, stormwater run-off, identification of existing natural systems on the site, and other pertinent site characteristics to identify the effects of any proposed development or any changes to existing development that increase density or intensity of use as part of the development review process. Additional requirements shall be required for development that is in excess of forty (40) acres, consists of twenty (20) or more residential units, involves non-residential development, occurs on property with water frontage, or additional information is requested by another local, state, or federal agency, for which the applicant shall comply with such requests prior to approval from the County.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT. THE PROPERTY HAS ALREADY BEEN APPROVED FOR LOW RESIDENTIAL WHICH IS AN URBAN USE AND IS WITHIN THE UGB. AT THE TIME OF DEVELOPMENT ORDER APPROVAL A MORE DETAILED ENVIRONMENTAL ANALYSIS WILL BE PROVIDED CONSISTENT WITH THE COUNTY'S LAND DEVELOPMENT CODE.

Policy 7.2.8: Centralized Utilities
Central wastewater facilities shall be the preferred method of wastewater treatment for all development in an ESOZ. If publicly or privately owned central wastewater facilities are available within a quarter mile of the property line of a development project, then all development within that project will be required to hook up to the central wastewater system.

Where regional and sub-regional centralized wastewater facilities are not available, alternative wastewater facilities, including package plants and community cluster systems, may be used. The County shall establish criteria in its LDC for determining when connection to an existing centralized facility is required, and when construction of an alternative wastewater facility may be permitted. Consideration shall be given to such factors as project type, size, density, location and other relevant factors. All new

and expanded facilities shall comply with the treatment and disposal standards established pursuant to Policy 1.6.1 of the Wastewater Element.

CONSISTENCY: MARION COUNTY HAS PROVIDED A LETTER CONFIRMING CENTRAL WATER AND SEWER IS AVAILABLE TO THE SITE AND ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.

OBJECTIVE 7.4: SPRINGS PROTECTION OVERLAY ZONE (SPOZ)

To provide an additional level of water quality protection for springs and groundwater throughout the county by reducing and managing potential groundwater contamination for water supplies.

Policy 7.4.1: Establishment of SPOZ

The County established the boundaries of the SPOZ, which includes both a Primary and Secondary Springs Protection Zone (SPZ), as adopted in the FLUM Series, Map #14 Springs Protection Overlay Zones (SPOZ).

1. **Primary SPZ:** The Primary SPZ shall be based on the 0 to 10 year recharge travel time

2. **Secondary SPZ:** The Secondary SPZ shall be the remainder of the county to provide additional protection to surface waterbodies and groundwater and provide protection of other Spring Primary SPZ until such time as the County or other entity completes studies of the remaining springs in the County.

CONSISTENCY: THE PROPOSED AMENDMENT IS IN THE SECONDARY ZONE ALONG WITH THE MAJORITY OF THE COUNTY.

Policy 7.4.2: Modification of SPOZ

The County may update the Primary and Secondary SPZ as additional studies are performed by the county or other entities that demonstrate a need for additional protection standards for either the Silver Springs and Rainbow Springs, for which were the basis of the SPOZ, or other existing or new springs that may be identified.

Policy 7.4.3: Permitted Uses

The County shall implement and maintain a LDC to identify permitted and special uses to ensure that the function of a protected natural feature will not be materially impaired, diminished, or harmed by development activities and that the quality of the surface waters or groundwater will not be adversely impacted by the development activities.

Policy 7.4.4: Required Site Analysis

In addition to the ESOZ site analysis requirements of Policy 7.2.3 of this element, an assessment of the development impacts on recharge volume and groundwater quality, with emphasis on nitrogen, to assess whether additional measures are needed and can be provided to mitigate potential impacts shall be required for any new development that increases density or intensity of use within the Primary and Secondary SPZ, as applicable to the site.

Policy 7.4.5: Required Buffer Area
Buffer and setback requirements shall be established based on criteria and standards in Policies 8.2.8 and 8.2.9 of this element, and as further defined in the LDC.

Policy 7.4.6: Stormwater Management
Stormwater management systems within the SPOZ shall incorporate low-impact development principles, innovative technology to enhance removal and attenuation of nutrients and other pollutants, and sinkhole formation and contamination reduction methods to reduce surface water and groundwater contamination, as further implemented by other policies of this Plan and defined in the LDC.

Policy 7.4.7: Centralized Utilities
Central wastewater facilities shall be the preferred method of wastewater treatment for all development in an SPOZ in accordance to Policy 7.2.8 of this element and central water facilities shall be the preferred method of providing water supply.

Policy 7.4.8: On-Site Treatment Disposal Systems (OSTDS)
For development where connection to a regional, sub-regional, or alternative wastewater system is not required, then an OSTDS will be required.-Within the Primary SPOZ, enhanced OSTDS able to reduce total nitrogen by a minimum of 65%, or other such level as set forth in the LDC,are required if central sewer connection is not available. Where an area or parcel is included in an adopted five-year capital improvement plan for provision of central wastewater, or otherwise included in an area prioritized for sewer expansion, an exception to use conventional OSTDS may be granted by the Board of County Commissioners. Under this exception, connection will be required when sewer becomes available, as further defined in the LDC.

Policy 7.4.9: Use of Best Management Practices (BMP)
The County shall require the implementation of Best Management Practices (BMPs) in the SPOZ to protect groundwater quality from contamination due to silvicultural and agricultural activities on properties within the ESOZ, unless otherwise not required and consistent with Policy 8.1.9 of this element.

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE REQUIREMENTS IN THE COMPREHENSIVE PLAN AND LDC FOR DEVELOPING IN THE SECONDARY ZONE. DETAILED DEVELOPMENT PLANS WILL BE PROVIDED TO THE COUNTY AT THE TIME OF LOCAL DEVELOPMENT APPROVAL.

OBJECTIVE 7.6: WELLHEAD / WELLFIELD PROTECTION AREA (WHPA)
To protect public water supply wells from incompatible uses.

Policy 7.6.1: Establishment of WHPA
Well/Wellhead Protection Area (WHPA) requirements for a qualified Community Water Systems (CWS), as defined by Chapter 62-521.200(1), FAC and operated by local governments, community or special districts, or private utility providers regulated by the Florida Public Service Commission (PSC), shall be maintained to provide protection of existing and proposed wells and from contamination for the design life of a the facility. When multiple wells are existing and/or suitably planned for future service, in lieu of a WHPA for each individual well, a wellfield protection area approach may be used provided the identified

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Wellfield Protection Area encompasses all existing and planned wells to be used by the qualified CWS. Qualified CWS WHPAs are defined and established as listed below and as adopted on the FLUM, Series Map #2 Well & Wellhead Protection Area:

ZONE	Qualified Community Water System (CWS), Chapter 62-521.200(1), FAC (Municipal/Local Government, Community or Special District, FPSC Regulated Utility)
Primary	≤ 100'
Secondary	> 100' to ≤ 500'
Tertiary	> 500' to ≤ 1,000'

Policy 7.6.2: Zone Requirements
The County shall implement and maintain a LDC regarding the placement and establishment of new land uses and development for WHPAs, at a minimum consistent with Chapters 62-521, 62-532, 62-555.312, and 62-610.200, FAC, as amended.

Policy 7.6.3: Land Use and Development Tracking in WHPA
The Marion County shall implement and maintain a LDC regarding land use and development which require the identification and designation of qualified CWS and WHPAs through development review processes, whether for new development or uses within existing WHPAs or new qualified CWS, which will establish corresponding WHPAs, as determined appropriate.

Policy 7.6.4: Identification and Designation of Wells in WHPA
The County shall coordinate with the appropriate local, regional, and state agencies to maintain a qualified CWS inventory using the best available data and providing information, including at a minimum, geographic location, capacity, service type, and owner, as well as other information deemed appropriate by the County.

CONSISTENCY: ANY PORTION OF THE PROJECT WITHIN A WELLHEAD PROTECTION AREA SHALL COMPLY WITH THIS POLICY.

GOAL 8: RESOURCE PROTECTION STRATEGIES
To protect the unique assets, character, and quality of life throughout the county, the County will implement and maintain appropriate strategies that minimize potential adverse impacts to the surrounding area created by development through the implementation of land use policies and LDC.

OBJECTIVE 8.1: PROTECT AGRICULTURE, EQUESTRIAN, AND RURAL CHARACTER
To establish a framework for addressing development within the Rural Areas that will encourage the preservation of agriculture as a viable short- and long-term use of lands and as an asset of the County's economy, and that will provide clear, fair and consistent standards for the review and evaluation of future development proposals.

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Policy 8.1.1: Protection of Existing Residential Development
The County shall recognize existing residential development and require that new development address issues of compatibility through implementation and maintenance of LDC that address density and intensity impacts of new development to the surrounding area and uses.

Policy 8.1.2: Support Economic Viability of Agricultural Lands
The County shall preserve the economic viability of agricultural lands and prevent the premature conversion of these lands to other uses.

CONSISTENCY: THE PROPOSED AMENDMENT IS COMPATIBLE WITH THE SURROUNDING AREA INCLUDING THE ADJACENT RURAL LANDS. THE PROJECT WILL INCORPORATE PERIMETER BUFFERING AS REQUIRED BY THE COUNTY'S LAND DEVELOPMENT CODE AND WILL PLACE ATHLETIC FIELDS AND STORMWATER FACIILITIES ALONG THE EDGE OF THE DEVELOPMENT AS REFLECTED ON THE MASTER PLAN. AS PART OF LOCAL DEVELOPMENT APPROVAL THE PROJECT WILL IDENTIFY THE LOCATION OF ANY REQUIRED BUFFERING FOR THE COUNTY'S REVIEW.

Policy 8.1.3: Support Agricultural Production
Through the resources of the Agricultural Extension Service, the County shall actively promote the conservation of bona fide agricultural uses, and will provide information to agricultural producers to improve production and methods.

Policy 8.1.4: Protection of Scenic Views and Vistas
All non-agricultural development or uses shall be designed to maintain open vistas and protect the integrity of the rural character of the major roadways within the Rural Area.

Policy 8.1.5: Context Sensitive Transportation Design
The County shall require that all future roadway projects outside of the UGB be designed consistent and compatible with the land use context of the area and shall reinforce landscape and habitat preservation by limiting access and roadway intersections. The design shall also incorporate signage and design features to accommodate wildlife crossings near wildlife habitat areas.

Policy 8.1.6: Central Utilities in Rural Area Outside UGB
The County shall limit the extension of central potable water and wastewater service within the Rural Area outside of the UGB or PSAs as follows:

1. Individual on-site wells may be allowed as the method of providing potable water;
2. Individual on-site septic systems may be allowed as the method of disposal of wastewater;
3. New development shall neither be designed nor constructed with centralized water or wastewater systems with the exception of:
   a. Serving areas with existing urban FLU designations, as of January 1, 2014, that are outside of the UGB;
   b. Future Land Use designations, specialized development, and/or overlays allowed in accordance with this element;

c. Existing Developer's or Settlement Agreement approved by the County prior to January 1, 2014; or
d. Clear and convincing evidence that demonstrates by the proponents of the system expansion that a health or safety problem exists in a built but un-served area for which there is no other feasible solution or to promote water conservation, aquifer, or springs protection in instances where significant adverse impacts are demonstrated to occur by not utilizing centralized water and wastewater. In such cases, the service area expansion plans will be updated concurrent with an administrative land use update, as necessary based on the use, density, and intensity of the development on the property.
e. Extension of centralized water and wastewater shall be at the applicant's expense.

Policy 8.1.7: Central Utilities in Rural Area within UGB

The County shall permit the extension of centralized water and wastewater within the Rural Area within the UGB, but costs associated with the extension of services shall be at the property owner's expense, and the service area expansion plans will be updated concurrent with an administrative land use update, as necessary based on the use, density, and intensity of the development on the property.

CONSISTENCY: THE ABOVE POLICIES APPLY TO LAND WITHIN THE FPA. THE PROPOSED AMENDMENT IS NOT WITHIN THE FPA. IT IS IN THE UGB AND DESIGNATED FOR URBAN USES.

Policy 8.1.8: Lighting Standards

The County shall implement and maintain lighting standards in the LDC that address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to on-coming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and rural character.

CONSISTENCY: THE PROPOSED SPORTS COMPLEX WILL UTILIZE OUTDOOR LIGHTING AND WILL HAVE TO MEET THE COUNTY'S LIGHTING RESTRICTIONS IDENTIFIED IN THE COUNTY'S LAND DEVELOPMENT CODE. A PHOTOMETRIC STUDY HAS BEEN INCLUDED IN THE PUD SUBMITTAL.

Policy 8.1.9: Silvicultural and Agricultural Activities BMPs

The County shall protect surface water and groundwater quality through the use of BMPs by encouraging use on a voluntary basis, except where BMPs shall be mandatory to protect environmentally sensitive areas or resources that may potentially be impacted by these activities, consistent with Objective 1.2 and policies of the Conservation Element and as further defined in the LDC.

OBJECTIVE 8.2: PROTECTION OF NATURAL AND HISTORIC RESOURCES

To preserve and prevent the degradation of natural and historic resources.

Policy 8.2.1: Contamination - Standards and Regulations

The County shall provide performance standards for and regulate development activities which contaminate air, water, soil or crops in the LDC.

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CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY'S REQUIREMENTS IN THE COMPREHENSIVE PLAN AND LDC FOR PROTECTION OF NATURAL RESOURCES.

Policy 8.2.3: Archeological and Historic Resources
The County shall identify and maintain information about archeological and historic resources which are in need of protection, as specified in associated policies of the Housing Element of this Plan and as shown in the FLUM Series, Map # 10, Archeological and Historic Areas, which is based on information from the Florida Division of Historic Resources.

CONSISTENCY: THE AMENDMENT BOUNDARY HAS ALREADY BEEN APPROVED FOR URBAN LAND USES WITH ITS LOW RESIDENTIAL DESIGNATION AND HAS BEEN DETERMINED TO BE SUITABLE FOR DEVELOPMENT. ANY HISTORICAL RESOURCES ON THE SITE WILL NEED TO BE AVOIDED OR ADDRESSED IN FUTURE PLANNING STAGES. THIS PROPERTY IS NOT INCLUDED IN MAP #10 FOR ARCHAEOLOGICAL AND HISTORIC AREAS.

Policy 8.2.4: Wetlands
The County shall implement and maintain a LDC to preserve and protect wetlands in the County and utilize the National Wetlands Inventory, as adopt by the FLUM Series, Map #6 Wetlands, and consistent with the Florida Statutes wetland definition.

Policy 8.2.5: Environmental Assessment for Listed Species (EALS) / Listed Species Review
The County shall implement and maintain a LDC that address how the county will assess and protect threatened and endangered plants and animals on properties during land clearing and the development review process. Areas identified for protection shall be required to incorporate measures such as, but not limited to: clustering, increased open space requirements, low density land use and zoning, and mitigation of impacts. The land development review process shall, at a minimum, provide for review under the following instances, as further defined in the LDC:

1. **Development and Land Clearing:** All development or land clearing, except for bona fide silvicultural or agricultural activities, for properties containing more the 40 acres, involving twenty (20) or more residential units, or is located within the ESOZ.

2. **Exemptions from Listed Species Review:** A wildlife and plant survey shall not be required under the following circumstances:

    a. Lands depicted on 1986/87 LANDSAT Satellite Imagery Map or the Cooperative Land Cover SPOT imagery (2010-2013), whichever is more recent, produced by the Florida Fish and Wildlife Conservation Commission (FWC) as: exotic plant communities or barren land.

    b. Silvicultural activities that are part of a resource management plan approved by the appropriate state agency.

    c. Credible information is presented to the County and relevant state agencies that no listed species or important habitat exists on the development site. Such evidence shall be reviewed and comments shall be provided for a final determination on the need or lack of listed species

review being required for the development site within 45 days of receiving a request for comment upon a particular exemption. Relevant state agencies shall include, but not limited to, the following:

(1) Florida Fish and Wildlife Conservation Commission (FWC)
(2) U.S. Fish and Wildlife Service (USFWS)
(3) Division of Forestry (DOF) of the Florida Department of Agriculture and Consumer Services
(4) U.S Forest Service (USFS)

3. **Survey of Listed Plant and Animal Species or Communities:** A survey shall be required to address the types of animals and vegetation, as specified in the LDC, and it shall be conducted by an ecologist, biologist, or similar professional, and include an inventory of listed animals and plants, endangered and threatened species, and species of special concern on the site, including following protocols established by the FWC and USFWS, as follows:

a. Size and distribution of native habitat
b. Listed species' populations
c. Feasibility and viability of on-site protection and management of listed species
d. Whether or not a wildlife corridor or conservation area exists on-site and evaluate the feasibility of maintaining them
e. Appropriateness of mitigating the impacts of development by relocation and/or on-site protection measures for listed species

4. **Findings of Listed Species on Development Site and Required Actions:** The County and the relevant federal and/or state agencies noted within this policy shall implement the following requirements when listed species are determined to be on the development site during land clearing, development review, and construction processes, including maintaining consistency with Chapter 68A-27 FAC.:

a. **Protection of Listed Species:** When a site proposed for development or clearing is determined to contain listed species, those listed species and their habitat shall be protected by creating a habitat management plan, inclusive of a conservation easement as required by Section 704.06, FS. or by the designation of a site as permanent open space under an approved management plan, to protect the listed species from the impacts of development or land clearing and demonstrate how viable, sustainable populations shall be maintained. The plan must be prepared by a qualified professional; reviewed by the appropriate regulatory or management agency such as FWC, USFS, USFWS, or DOF; and approved by the County prior to the issuance of a permit or development order.

b. **Mitigation for Listed Species:** If protection would result in the taking of private property or, if after consulting the relevant federal and/or state agencies, the County Commissioners determine that mitigation will result in a greater benefit to the relevant species and habitat, mitigation shall be required as a condition of a development order or permit. The method of protection required by the County shall be determined on a case-by-case basis and shall be directly related to the following criteria, whether on or off-site:

(1) Number and types of listed species present of presumed to be present on the site as determined by a site survey;
(2) Size, type, quality, and location of habitat;
(3) Life cycle needs supplied by the habitat, i.e., nesting, roosting, breeding, foraging, etc.;
(4) Size of the habitat in relation to the size of the site proposed for development or land clearing; and
(5) Location of the site and habitat in relation to existing or proposed wildlife corridors, designated conservation areas, lands with conservation easements, or natural reservations;

c. **Additional Requirements for Off-Site Mitigation:** When it is determined by the County that alternative off-site actions will provide equivalent or better protection or viability for affected listed species or habitat, the County has the option of allowing an applicant to meet the requirements of one or more of the following options:

(1) Monetary contribution to the Parks and Environmental Land Acquisition Program (PELAP) for the acquisition of environmentally sensitive lands within the County, and the funds shall be applied to lands that are known to contain viable populations of listed species or habitat similar in type and quality to that on the site proposed for development or clearing.
(2) Species relocation to similar habitat on protected lands, which must be approved by the appropriate state regulatory or management agency.

(3) Land that is within or contiguous with the Ocala National Forest, Cross Florida Greenway, Silver River State Park, Rainbow River State Park, St. Johns River Water Management District lands, or other Preservation designated land within the County can be acquired and donated to the appropriate managing agency. Lands donated under this option must be of equivalent acreage and contain listed species habitat of the same type and value as that upon the proposed development site.

(4) Off-site mitigation options shall satisfy the habitat requirements of listed species. Monetary contributions and land donations shall be sufficient to replace the habitat functions of the area to be protected and managed as required in this policy. A minimum of one-for-one replacement value of habitat shall be required for monetary contributions or land donations.

d. **Requirements for Conservation Easement and Permanent Open Space:** The conservation easement or permanent open space per the habitat management plan shall be dedicated to the County, or to a public or non-profit conservation agency or organization; or by virtue of designation of the protected area as Preservation on the Future Land Use Map Series (FLUM). Final development orders, when issued, will identify protected areas that are to be designated as Natural Reservation on the FLUM. These areas will be designated as Preservation on the FLUM during the next ensuing plan amendment cycle after issuance of a development order or permit. Acceptance of land dedication or conservation easements, or dedication as open space under an approved management agreement shall satisfy the habitat requirements of

the listed species. The County has the final authorization to accept or reject a particular conservation easement or permanent open space area.

e. **Release of Conservation Easements and Permanent Open Space:** Conservation easements or permanent open space per the habitat management plan may be released only when it is shown by competent substantial evidence that the purpose for which such easements or permanent open were dedicated have been completed, or are no longer capable of being accomplished because no listed species utilize the site. Landowners shall not be held responsible for ongoing management activities other than those that are required under the habitat management plans specified in section E. of this policy.

f. **Maintenance of Files:** Information, data, agreements, and agency comments associated with this Policy shall be maintained at a central location by the County and shall be available for inspection.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A NATURAL RESOURCES ANALYSIS THAT WAS CONDUCTED BY MODICA & ASSOCIATES THAT DEMONSTRATES THAT THE AMENDMENT LANDS ARE SUITABLE FOR THE PROPOSED USES. ADDITIONALLY, AT THE TIME OF DEVELOPMENT APPROVAL THE DEVELOPER MUST PROVIDE TO THE COUNTY A DETAILED PLAN IDENTIFYING POTENTIAL RESOURCES ON SITE AND HOW THOSE RESOURCES ARE PROTECTED CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

Policy 8.2.6: Open Space

The County shall encourage open space areas for properties being developed to be clustered to conserve and preserve natural and historic resources within the development to the greatest extent possible during the development review process.

CONSISTENCY: THE PROJECT WILL PROVIDE AT LEAST THE MINIMUM OPEN SPACE AMOUNTS REQUIRED BY THE COUNTY IN THE COMPREHENSIVE PLAN AND LDC. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THE LOCATION AND AMOUNTS OF OPEN SPACE WILL BE IDENTIFIED. THE MAJORITY OF THE DEVELOPMENT IS DEDICATED TO ACTIVE RECREATIONAL USES WHICH WILL RESULT IN SIGNFICANT OPEN SPACE ONSITE AT BUILDOUT.

Policy 8.2.7: Density and Intensity of Development

The County shall consider the appropriate density and intensity of development based on the conditions of the site, including the impact on natural and historic resources, as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT WILL NOT EXCEED THE MAXIMUM DENSITY AND INTENSITY STANDARDS IN THE COMPREHENSIVE PLAN AND LDC. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THE COUNTY WILL REVIEW THE PROPOSED PLAN OF DEVELOPMENT AND HOW DEVELOPMENT IS ALLOCATED ON SITE.

Policy 8.2.8: Karst Topography/Features and High Recharge Area (HRA)

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

The County shall implement and maintain a LDC that address identification and development review processes and required buffers related to karst and high recharge areas that may adversely impact surface and groundwater during the development of property. This policy will address the county's circumstances of being situated in a geologic area featuring limestone and rock characteristics identified as karst, promoting the quick and rapid movement of water between the surface and the aquifer. As the aquifer is the vital source of the County's potable water, as well as much of the State of Florida, its protection and preservation is essential. The LDC shall include, but not limited to the following:

1. Impervious surface area
2. Stormwater management
3. Hazardous materials
4. Vegetation and buffering requirements
5. Alternative and innovative designs
6. Inadequate sediment coverage
7. Wastewater effluent
8. Permitted and prohibited uses
9. Landscape and open space practices, including fertilization and irrigation
10. Solid waste
11. Construction and Demolition (C&D) landfill

Policy 8.2.9: Buffers for Karst Topography/Features

The County shall require buffers to address potential groundwater contamination that could occur due to development near karst features. These minimum buffer widths may be reduced if the applicant demonstrates that: a) a narrower buffer can be calculated using the "Design Methodology for Calculating Buffer Width Based on Infiltration", as set forth in the *Applicant's Handbook for Regulation of Stormwater Management Systems*, SJRWMD 2005, as amended, in which case the width shall be at least the calculated value; or b: for lots of record, the lot size is too small to accommodate permitted development in compliance with the minimum width, in which case the applicant shall, as an alternative, design and construct a vegetated swale and or berm that effectively prevents drainage to the karst feature. Karst buffers shall be maintained in permanent natural vegetative cover.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THE DEVELOPER MUST IDENTIFY ANY KNOWN KARST FEATURES ON SITE AND DEMONSTRATE HOW THOSE FEATURES WILL BE ADDRESSED CONSISTENT WITH THE COUNTY'S PLAN AND LDC.

GOAL 9: PROTECTION OF FARMLAND IN THE RURAL AREA

To protect farmland in the Rural Area by allowing properties to continue to be utilized for agricultural activities while providing opportunities for property owners to obtain transferrable development credits that can be utilized to encourage development within the UGB and Urban Areas that are more suitable for higher density and intensity development.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 9.1.10: Methods to Increase Development Density and Intensity
Both Transfer of Rights programs may be utilized to increase density and/or intensity for property or a Comprehensive Plan Amendment may be applied for as allowed in this element.

CONSISTENCY: THE PROPOSED AMENDMENT IS WITHIN THE UGB AND IS COMPATIBLE WITH THE ADJACENT RURAL DESIGNATED PROPERTIES. THE PROJECT WILL INCORPORATE PERIMETER BUFFERING AND WILL DEDICATE THE EDGE OF THE PROJECT TO ACTIVE RECREATION FIELDS AND STORMWATER MANAGEMENT FACILITIES.

Objective 10.5: Innovative Planning Areas
To recognize innovative planning techniques and the unique nature of large scale development projects that may affect multiple jurisdictions and state resources pursuant to Chapter 380.06(30), Florida Statutes.

Policy 10.5.1: Golden Ocala
This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendment s 2017-L02 and 2017-D05; and (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02 concerning approximately acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.
2. Golden Ocala is a mixed use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities and other uses to support the horse community and the Golden Ocala project and the community in general.
3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1,103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facility	13,500 seats
Hotel	1,350 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial future land use category. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:

5.1. A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017- D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").

5.2. B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020 D01 and 2020-L02, neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.

6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.

8. Development of:

8.1. A. Commercial, condominium, RV, low density residential lots north of US 27 (other than those developed as Equestrian Estate Lots), medium density residential lots and the Equestrian Facility developments shall be served by central potable water and central sanitary sewer service.

8.2. B. Equestrian Estate lots:

8.2.1.1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and

8.2.2.2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen

effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

9. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.
10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date.)

CONSISTENCY: THE PROPOSED AMENDMENT AMENDS THE SITE-SPECIFIC POLICIES FOR GOLDEN OCALA AND THE WEC. GOLDEN OCALA WILL DEVELOP IN ACCORDANCE WITH THESE POLICIES AS AMENDED.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

HOUSING ELEMENT

Policy 1.1.6: The County shall maintain a LDCs that conserve natural resources and encourage innovative development patterns, including, but not limited to compact development and/or mixed use communities.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL RESOURCES ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT BECAUSE IT IS IMPROVED PASTURE LAND. THE PROPOSED AMENDMENT ADDS A SPORTS COMPLEX TO THE WEC CAMPUS WHICH IS CURRENTLY A MIXED USE CENTER DEDICATED TO EQUESTRIAN ACTIVITIES SERVED WITH HOTEL, RESTAURANT AND COMMERCIAL USES. THE SPORTS COMPLEX WILL BE LOCATED ADJACENT TO THE WEC CREATING A COMPACT AREA FOR VISITORS TO REMAIN ON SITE TRAVELING BETWEEN THE EQUESTRIAN AND SPORTS ACTIVITIES.

ECONOMIC ELEMENT

GOAL 1: Marion County will strive to sustain and enhance the economic health of the community through its role as a catalyst and coordinator of economic development activities that increase and diversify the economic base, create higher paying job opportunities, support the continuation, expansion, and retention of current business and industry, encourage the relocation of business and industry to and within Marion County, and provide a positive business environment which will allow the residents of Marion County to prosper.

OBJECTIVE 1.1: Marion County's Comprehensive Plan Future Land Use Map Series (FLUM) shall designate land for business and industrial activities which maintain and promote economic diversity and development in the County.

Policy 1.1.1: The FLUM shall designate lands for business and industrial uses in sufficient quantities to provide goods, services, and employment opportunities for the County.

Policy 1.1.2: The FLUM shall designate lands for business and industrial uses in a manner which enhances and supports a sustainable and compatible mix of uses within Marion County.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THE ECONOMIC HEALTH OF THE COUNTY AND THE WEC CAMPUS BY ADDING A SPORTS COMPLEX WHICH WILL DIVERSIFY THE RECREATION ACTIVITIES OFFERED ONSITE AND PROVIDE RECREATION OPPORTUNITIES FOR MEMBERS OF THE PUBLIC. THIS AMENDMENT IS SUPPORTED BY A NEEDS ANALYSIS WHICH DESCRIBES THE UNIQUE OPPORTUNITY THAT MARION COUNTY WILL HAVE TO HOST A VENUE OFFERING SUCH A WIDE RANGE OF RECREATIONAL ACTIVITIES.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

OBJECTIVE 1.2: The County's Comprehensive Plan and Land Development Code (LDC) shall provide for a variety of commercial and industrial uses including, but not limited to, providing mechanisms to address the compatibility of uses and the provision of mixed use development opportunities.

Policy 1.2.2: The LDC shall ensure the compatible and complimentary development of uses with screening, buffering, transitional uses and/or intensities/densities of use, and other methods which may maximize the use of infrastructure resources consistent with the Comprehensive Plan.

Policy 1.2.4: The LDC shall identify opportunities to provide mixed use, complimentary, and sustainable development patterns in relation to the surrounding uses to discourage single-use development patterns, especially single-use patterns which would increase demands on local and regional infrastructure and facilities.

CONSISTENCY: THE PROPOSED AMENDMENT IMPLEMENTS OBJECTIVE 1.2 AND THE SUPPORTING POLICIES BY ADDRESSING COMPATIBLITY, MIXTURE OF USES AND MAXIMIZING INFRASTRUCTURE INVESTMENTS. THE AMENDMENT WILL ALLOW FOR A SPORTS COMPLEX TO BE ADDED TO THE WEC CAMPUS WHICH WILL ADD OUTDOOR RECREATIONAL USES AND INDOOR AND WINTER SPORTS.

THE GOLDEN OCALA AND THE WEC ARE ALREADY A MIXED USE CENTER WITH APPROVALS FOR RESIDENTIAL, COMMERCIAL (RETAIL AND RESTAURANTS), HOTELS AND EQUESTRIAN FACILITES. THE PROPOSED AMENDMENT AND IMPLEMENTING PUD MASTER PLAN DEMONSTRATES HOW THE NEW PROPERTY WILL BE INTEGRATED INTO THIS WEC MIXED USE CAMPUS.

THE LDC ESTABLISHES CLEAR BUFFERING REQUIREMENTS THAT WILL BE INCORPORATED INTO THE PUD MASTER PLAN. STATE ROAD 40 ALSO SERVES AS A SIGNFICANT BARRIER BETWEEN THE FPA BOUNDARY AND THE SUBJECT PROPERTY.

TRANSPORTATION ELEMENT

GOAL 1: PURPOSE OF THE TRANSPORTATION ELEMENT

To develop a comprehensive and performance driven approach to support transportation demands over the life of the comprehensive plan by improving economic efficiency and accessibility while protecting the unique assets, character, and quality of life in Marion County through the implementation of policies that address the following:

1. **Functionality of the Transportation System;**
2. **Land Use and Transportation;**
3. **Provision of Infrastructure;**
4. **Freight;**
5. **Transit; and**
6. **Aviation.**

OBJECTIVE 1.1: IMPLEMENTATION STRATEGY

To create an implementation strategy to enhance the mobility and economic competitiveness of Marion County and conserve the County's natural, cultural, and physical resources to discourage urban sprawl, enhance neighborhoods, maximize infrastructure investments and provide for economic development opportunities.

Policy 1.1.1: Marion County Transportation Planning Principles

Marion County shall rely upon the following principles to guide the overall transportation planning framework and vision for the county:

1. Consider all transportation options and impacts to ensure short-term decisions support strategic, long-term goals of the comprehensive plan.
2. Ensure that transportation decisions, strategies and investments are coordinated with land use goals and recognize the unique character of Marion County.
3. Support a balanced and efficient transportation network for all modes.
4. Recognize freight and goods movement needs and challenges in Marion County and how they interact with the Florida Freight Network, by examining all modes of freight transportation.
5. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities.

6. Support opportunities for bicycle and pedestrian linkages where practicable between the on-road and off-road networks on local, state, and federal lands and trail networks to encourage alternative travel modes, recreational use, and ecotourism.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN.

GOAL 2: FUNCTIONALITY OF THE TRANSPORTATION NETWORK

To coordinate land use decisions, access locations and configurations in order to maintain and improve the efficiency and safety of the transportation system and to ensure transportation infrastructure supports the effective movement of automobiles, freight, cyclist, pedestrians and transit throughout Marion County.

OBJECTIVE 2.1: LEVEL OF SERVICE

To ensure minimum peak hour level of service standards are maintained for functionally classified County and State roadways within unincorporated Marion County.

Policy 2.1.1: Implementation of Level of Service Standards

Adopted LOS standards shall be used as the criteria to measure the available capacity of functionally classified facilities that are part of the traffic circulation system. Level of Service standards shall not compel or require the County to widen or construct new roadways outside of the Urban Growth Boundary in order to provide capacity to support new development or to address the unmitigated impact of development from adjacent municipalities and counties.

Policy 2.1.2: Level of Service Standards

Marion County shall utilize the following minimum peak hour level of service standards on functionally classified County and State roadways within unincorporated Marion County:

	County Roadways					FDOT Roadways	
Functional Classification	**Urban**	**Rural**	**Farmland Preservation Area (FPA)**	**Scenic Road-Rural**	**Scenic Road-Urban**	**Urban**	**Rural**

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Freeway	D	C	B	C	B	D	C
Principal Arterial	D	C	B	C	B	D	C
Minor Arterial	E	D	B	C	B	D	C
Major Collector	E	D	B**	C	B	D	C
Minor Collector	E	D	B**	C	B	D	C

** LOS D for roadways in the FPA : CR-318 from CR-225 to US-441; CR-25A from SR-326 to US-441; CR-225A from CR-326 to US-27; CR-326 from CR-225A to NW 44th Ave; CR-328.

Policy 2.1.3: Analysis

For the purposes of conducting generalized planning analysis such as deficiency and needs analyses, geographic influence areas, future year analyses, Marion County Shall utilize the latest version of the FDOT Quality/Level of Service Handbook and Generalized Service Volume tables to establish volume and capacity for roadways.

Policy 2.1.4: Determination of Impact

All proposed development shall be evaluated to determine impacts to adopted LOS standards. Land Development Regulations (LDRs) shall be established which determine the level and extent of the analysis required based on the extent of the project and its projected trip generation. The information shall at a minimum provide for a review of site access, circulation, access management, safety, and, when of sufficient size, roadway links analysis and intersection analysis will be provided including Average Annual Daily Trips (AADT) and/or peak hour (AM, PM, Sat/Sun).

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN. IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

OBJECTIVE 2.3: CONNECTIVITY

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

To ensure a balanced and efficient transportation system within the Urban Growth Boundary, Marion County shall encourage the development of interconnected multi-modal transportation infrastructure that serves residential neighborhoods, commercial development, and commerce/employment centers.

Policy 2.3.1: Multimodal

Marion County shall encourage mixed-use projects and development patterns that promote multimodal transportation through the Future Land Use Element and Capital Improvements Element.

CONSISTENCY: THE PROPOSED AMENDMENT WILL PROVIDE FOR MULTIPLE LAND USES WITHIN GOLDEN OCALA AND IN THE WEC WITH A CONCENTRATION OF DEVELOPMENT AROUND THE COMMERCIAL NODE AT STATE ROAD 40 AND THE WORLD EQUESTRIAN CENTER WHICH COULD HELP FACILITATE MULTI-MODAL TRANSPORTATION IN THE FUTURE.

Policy 2.3.2: Provision of Multimodal Connections

Where site and location analysis determines that there is a need, the County shall provide or require the provision of bicycle and/or pedestrian ways, and/or other alternative modes of transportation through the Land Development Code to connect residential, recreational, schools and commercial areas internally and to adjacent properties unless such facilities would create a safety hazard.

Policy 2.3.3: Maximizing Residential and Employment Uses for Transit

Marion County shall encourage development that contributes to achieving the minimum development expectations for residential and employment generating land uses within areas that are appropriate for Transit-Oriented Designs identified in the FLUE (Policy 10.4.2) to enhance the efficiency and viability of transit performance.

Policy 2.3.4: Residential and Non-residential Development

Marion County shall require new residential and non-residential development and redevelopment projects generating more than 100 peak hour trips accessing arterial or collector roadways to increase connectivity and minimize trips on major roadways through the provision of the following facilities:

Residential Development

- Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.

- Deeding of land or conveyance of required easements generally parallel to a property's frontage of residential development located on arterial or collector roadways to the County, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters.
- Interconnected local streets, drive accesses, pedestrian networks and bicycle networks that provide access between land uses (including non-residential uses) and direct routes to transit to reduce congestion. These projects include, but are not limited to State and County arterials and collectors. Developers may deed land for right of way and/or construct roadway extensions to County specifications.

Non-Residential Development

- Cross-access connections/easements where available and economically feasible.
- Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
- Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site.
- Provide safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site.
- Deeding of land or conveyance of required easements generally parallel to a property's frontage of non-residential development located on arterial or collector roadways to the County, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters.
- Development of, or participation in, a transportation demand management (TDM) program that provides funding or incentives for transportation modes other than single occupant vehicle to reduce VMT. Such TDM programs shall utilize a methodology approved by the County and may require performance monitoring and reporting.

CONSISTENCY: THE PROJECT WILL HAVE TO DEMONSTRATE HOW IT ADDRESSES BOTH EXTERNAL AND INTERNAL MOBILITY. FOR EXTERNAL MOBILITY, THE AMENDMENT DOES PROVIDE FOR NEW COMMERCIAL NODES WHICH CAN HELP CREATE A CONCENTRATION OF DEVELOPMENT. THE WEC WILL EVENTUALLY SERVE AS A TRANSIT DESTINATION IN THE FUTURE WHEN SERVICE IS EXTENDED BEYOND I-75. FOR INTERNAL MOBILITY, THE WEC IS DEVELOPING AS A MIXED USE CAMPUS WITH MULTIPLE LAND USES AND ACTIVITIES. CONNECTING THESE AREAS WITH SIDEWALKS AND INTERNAL ROADS WILL FACILITATE WALKING AND OTHER MODES OF TRANSPORTATION ON SITE.

GOAL 3: LAND USE AND TRANSPORTATION

To recognize the inter-relationship of land use patterns and the need to coordinate those with the County's transportation planning efforts to ensure the appropriate transportation network is in place within Urban Growth Boundary (UGB) to address land use/transportation interactions.

OBJECTIVE 3.1.: FINANCIAL FEASIBILITY OF DEVELOPMENT

To encourage development within the Urban Growth Boundary where infrastructure can be provided in a financially feasible manner.

Policy 3.1.1: Map Series

The Transportation Element Map Series shall be the guiding document for the development of Marion County's transportation network. The maps shall be reviewed and updated, if required, at least annually, by projecting levels of service for roadways using the best available data.

OBJECTIVE 3.2: INTERGOVERNMENTAL COORDINATION

Traffic circulation planning shall be coordinated with Future Land Uses shown on the future land use map of this plan and implemented through the County's Transportation Improvement Program, and the annual update and adoption of the Capital Improvements Element Schedule of Improvements, the Florida Department of Transportation Work Program, the Ocala/Marion County Transportation Planning Organization's 5-Year Transportation Improvement Plan and Long Range Transportation Plan and plans of neighboring jurisdictions.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 3.2.1: Long Range Transportation Plan

Marion County shall coordinate with the Ocala\Marion County Transportation Planning Organization (TPO) in updating the Long Range Transportation Plan.

Policy 3.2.2: Coordinated Mobility Planning

Marion County shall establish cooperative agreements among local governments and transportation agencies to coordinate land use and transportation mobility planning efforts and establish improvement priorities. The goal of this approach is to produce an effective and efficient transportation network, coordinated with land use, in an effective, predictable and equitable manner. Agreements at a minimum shall address:

- Provision of mobility needs through an interconnected and accessible transportation system that considers all modes of travel;
- Discouragement of urban sprawl and reduction of greenhouse gas emissions by providing incentives to promote compact, mixed-use, and energy efficient development;
- Coordination of the planned transportation system with growth areas defined in the future land use element;
- Mitigation of impacts by new development on the transportation system in proportion to those impacts.

Policy 3.2.3: Transportation Capital Improvements

Projects listed in the Florida Department of Transportation and Ocala/Marion County Transportation Planning Organization's 5-Year Transportation Improvement Plans shall be included as part of the annual update and adoption of the Capital Improvements Element (CIE) Schedule of Improvements.

Policy 3.2.4: Compatibility with Municipalities

Marion County shall review, for compatibility with this element, the traffic circulation plans and programs of the neighboring municipalities as they are amended in the future.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN.

OBJECTIVE 3.3: CONCURRENCY

To administer transportation concurrency as adopted in the Land Development Code to support transportation planning in Marion County.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 3.3.1: Maintaining Levels of Services

Concurrency management shall ensure that the levels of service established shall be maintained along on County, State and Federal roadways.

Policy 3.3.2: Constrained Roadways

Concurrency Management procedures shall ensure that constrained roadways are protected from further, avoidable, degradation of the LOS and that all other roadways operate at or above the level of service standard defined in Policies 2.1.1 and 2.1.2 of this element.

Policy 3.3.3: Proportionate Share

Consistent with the criteria set forth in Section 163.3180 Florida Statutes Marion County Shall allow an applicant for a DRI development order, rezoning, or other land use development permit to satisfy the transportation concurrency requirements and DRI review requirements, when applicable, if the applicant enters into a binding agreement to pay for or construct its proportionate share of required improvements.

Policy 3.3.4: Developers Agreement

Transportation Improvements to be provided by the developer shall be guaranteed in an enforceable development agreement.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN. IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

Policy 4.1.6: Right of Way Dedication/Construction Requirements

The County's Land Development Code shall require all development, for which subdivision and\or site plan approval is necessary, to comply with right-of-way dedication and road construction requirements for County, local and private roads and the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways.

CONSISTENCY: GOLDEN OCALA AND THE WEC CAMPUS AT THE TIME OF LOCAL DEVELOPMENT APPROVAL MUST ADDRESS THE COUNTY'S REQUIREMENTS AND BE CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Objective 6.1: FUTURE TRANSIT SERVICE

It is the objective of the County to have all areas within an Urban Growth Boundary identified in the Future Transportation Corridor Map served by transit. Marion County may establish transit supportive land use patterns and require the provision of transit facilities.

Policy 6.1.2: Availability of Transit

Within an Urban Growth Boundary availability of transit facilities shall be one of the criteria used to evaluate proposed Comprehensive Plan amendments.

Policy 6.1.5: Transit Facility Design Standards

The Land Development Code shall contain standards for access to public transit, bicycle and pedestrian systems. Standards shall be applicable to new developments, redevelopment and road improvements.

Policy 6.1.6: Development Specific Design Standards

For Developments of Regional Impact, and new developments, Marion County may require site and building design to be coordinated with public transit, bicycle, and pedestrian facilities. Facility requirements may include, but not be limited to, pedestrian access to transit vehicles, transit vehicle access to buildings, bus pull-offs, transfer centers, shelters, and bicycle facilities.

CONSISTENCY: GOLDEN OCALA IS NOT IN AN AREA CURRENTLY SERVED BY TRANSIT. TRANSIT SERVICE CURRENTLY DOES NOT EXTEND WEST OF I-75. AS PART OF LOCAL DEVELOPMENT APPROVAL THE DEVELOPMENT WILL HAVE TO ADDRESS THE REQUIREMENTS OF THE COUNTY'S COMPREHENSIVE PLAN AND LDC.

OBJECTIVE 6.2: COMPACT DEVELOPMENT

The Land Development Code shall encourage compact development and clustering which shall facilitate future development of an integrated multi-modal transportation system.

Policy 6.2.1: Discouragement of Inefficient Development Patterns

Marion County shall ensure that provisions of all elements of the comprehensive plan are consistent with the goal by discouraging sprawl and disjointed development.

Policy 6.2.2: Development Review

Marion County shall require that development review procedures consider multi-modal transportation system impacts.

Policy 6.2.3: Alternative Mitigation

Where appropriate, Marion County shall consider non-auto mode improvements as mitigation for transportation impacts of new development.

Policy 6.2.4: Large Scale Development

Marion County shall require, through the Land Development Code, that projects meeting reasonable size and density thresholds are designed in such a way as to facilitate the provision of future transit service, i.e. require adequate street width, turning radii to accommodate transit buses, require reservation of right-of-way for transit vehicle pull-out bays at appropriate locations, etc.

Policy 6.2.5: Funding Mechanisms

Marion County shall investigate various funding mechanisms, including impact fees and mobility fees to assist in the financing of the public transportation needs of the County.

Policy 6.2.6: Promotion of Alternatives

Marion County shall actively work with FDOT, Ocala/Marion County Transportation Planning Organization, local governments, citizens and the business community in the promotion of mixed-use development, and support of vanpooling, guaranteed ride-home, carpooling, employer-based public transit subsidies, park and ride, and telecommuting programs to reduce peak hour demand and reduce vehicle miles traveled.

Policy 6.2.7: Multimodal Connectivity

Marion County shall provide connections between and within land uses in order to increase pedestrian mobility and transit accessibility where opportunities and resources permit. The Quality/Level of Service Handbook developed by the Florida Department of Transportation shall be utilized in order to determine a Level of Service for bicycle, pedestrian, and transit facilities. The County shall implement short term (5yr) and long term (Planning Horizon) connectivity strategies to include, but are not limited to the following:

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Short term

- Evaluate and implement neighborhood level connectivity techniques
- Improvements to existing transit routes including increased service levels
- Connection of established transit stops to the sidewalk network
- On-site pedestrian circulation plans for new development and redevelopment where sidewalks existing or are programmed in the Transportation Improvement Program (TIP) five-year schedule. Circulation plans include connecting the public sidewalk were sidewalks are not to the primary building entrance and direct cross access connections to all adjacent parcels
- Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
- Require developments to provide cross-access easements or public right-of-way stubouts to adjacent parcels when such connections will improve connectivity and enhance access to surrounding land use. Provisions for future connections shall be provided in all directions, except where abutting land is undevelopable.
- Provide bicycle lanes and sidewalks on all new and rebuilt collector and arterial facilities in urban areas. However, a design exception may be approved by the Board of County Commissioners as a result of public input, cost feasibility, or policy restrictions.
- Minimize gated communities, which prevent existing or future roadway interconnections

Long Term

- New transit fixed facilities such as Bus Rapid Transit (BRT)
- Creation of parallel facilities
- Enhance and provide sidewalk and bicycle facilities when feasible to include connectivity to other like facilities, schools and major trip generators.

CONSISTENCY: THE PROPOSED AMENDMENT CREATES A MIXED USE CAMPUS WHICH FURTHERS THE COUNTY'S MULTI-MODAL PLANS. THE WEC ALREADY PROVIDES A COMMUNITY DESTINATION WITH ITS VARIED LAND USES AND ACTIVITIES ON SITE. THE AMENDMENT EXPANDS THE WEC CAMPUS TO THE SOUTH AND INCORPORATES A NEW SPORTS COMPLEX. VARIOUS LAND USES ARE PLANNED WHICH HELP PROVIDE A WALKABLE INTIMATE CAMPUS WHERE PARTICIPANTS CAN STAY ONSITE WITH RESTAURANTS AND HOTELS PROVIDED. THIS CAMPUS SETTING ENCOURAGES WALKABILITY AND OTHER MODES OF TRANSPORTATION WHICH CAN HELP REDUCE TRIPS ON THE EXTERNAL TRANSPORTATION NETWORK.

SANITARY SEWER ELEMENT

GOAL 1: The County shall ensure safe, effective, and efficient wastewater treatment systems that protect the quality of surface water, groundwater, and springsheds are established and maintained, and to make centralized wastewater treatment service meeting established level of service (LOS) standards available for all new and existing development within the Urban Growth Boundary (UGB) and other areas deemed suitable by the County.

OBJECTIVE 1.1: The County shall establish level of service (LOS) standards for wastewater service with consideration for the plans and procedures outlined in the Marion County Water and Wastewater Utility Master Plan, as amended, to provide for public safety and their efficient construction, operation, and maintenance in a cost feasible manner which is also consistent with interlocal agreements between Marion County and authorized providers of wastewater and/or water services.

Policy 1.1.1: The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual OSTDS. DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standard if approved by the County.

Policy 1.1.2: The Marion County Water and Wastewater Utility Master Plan will implement the goals, objectives, and policies of the County's Comprehensive Plan. Projects specified in the Marion County Utility Master Plan are included and reflected, as and when appropriate, in the annual update of the Capital Improvements Element 5-Year Schedule of Capital Improvements.

Policy 1.1.3: The County shall encourage the construction of sanitary sewer facilities by public or private sources, or jointly, in accordance with the Marion County Water and Wastewater Utility Master Plan, and the LDC.

Policy 1.1.4: Development of financing plans for wastewater systems shall promote the use of exactions and user charges to provide for the capital and operating costs of service in order to ensure that the costs of systems are paid for by the persons benefiting from the services provided. Such exactions and user charges shall be based on the proportionate fair share of costs attributable to demand created by users.

Policy 1.1.5: Priority for hookup to central facilities, when available, shall be given first to wastewater treatment plants which have the immediate or imminent potential for causing public health or pollution problems (including degradation of groundwater, surface water, or springs/springsheds within the SPZ), second to treatment plants that are failing or using rapid rate land application, third to developments with urban densities served by OSTDS, fourth to treatment plants which are functioning near their capacity, and fifth to new development; however this prioritization shall not preclude or prevent a 'lower priority' from connection due to any failure to connect a 'higher priority'.

Policy 1.1.6: Criteria shall be established as a part of the Marion County Water and Wastewater Utility Master Plan and LDC to monitor the design and operations of private utilities, including potential enforcement criteria and guidelines, and establish criteria to coordinate the extension of, and/or increase the capacity of, sanitary sewer facilities, consistent with the Comprehensive Plan.

CONSISTENCY: THE PROPOSED AMENDMENT PROPERTIES ARE TO BE SERVED BY CENTRAL SEWER AND IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.

OBJECTIVE 1.2: For the provision of wastewater systems and the consolidation of private systems, the County will consider provisions set forth in the following series of reports; associated reports and/or documents; and amendments and/or revisions thereof:

a. Marion County Water and Wastewater Utility Master Plan, as amended;
b. Marion County Water Resource Assessment and Management Study (WRAMS), as amended; and
c. Marion County Water Supply Plan, as amended.

The County shall also, where economically feasible, prevent fragmentation and differing qualities of service.

Policy 1.2.1: Within the UGB, all new development approval requests (CPAs, rezonings, site plans, etc.) will require proof that central sanitary sewer and water service from a County approved provider is or will be available. Approved providers in the UGB are MCUD, the cities of Ocala, Belleview or Dunnellon, and private utilities authorized by the County within its service area.

Policy 1.2.6: Septic systems or Onsite Treatment and Disposal Systems (OSTDS) shall adhere to all applicable Sanitary Sewer Element policy and LDC requirements, including requirements to connect

to larger sanitary sewer facilities when they become available. Septic systems shall not be exempt from requirements to connect to larger sanitary facilities based on their lower cost.

Policy 1.2.7: The County shall, as part of its water and wastewater master planning program and water supply plan implement and adopt a water and wastewater service area map series. The map series shall, at minimum, show location and extent of the following: existing infrastructure and service areas, proposed new facilities and service areas that will result from approved development projects, planned service areas consistent with the CIE Schedule, and other projected long-term service area boundaries, as appropriate.

Policy 1.2.8: Periodic reports concerning the Marion County Water and Wastewater Utility Master Plan, WRAMS, and Water Supply Plan shall be prepared to provide recommendations to the Board of County Commissioners regarding the scope of subject programs, including, but not limited to: impacts of proposed land use amendments on future sewer capacity and availability; the size of facilities to be regulated; administrative organization; administrative procedures; program costs; funding options; and standards that regulate design, construction, operation and maintenance.

Policy 1.2.9: The County shall periodically review the financial feasibility of connecting OSTDS and/or package sewage treatment plants to centralized sanitary sewer systems as opportunities arise in the County due to growth and expansion of urban services, such as implementing an UGB or similar urban area development boundary or other opportunities.

Policy 1.2.10: The Marion County Water and Wastewater Utility Master Plan, WRAMS and Water Supply Plan shall implement conservation, reuse/reclaimed water, and other alternative, practices and measures that will assist in insuring that an adequate quantity and quality of water is available to maintain the current population and allow for continued growth within the County.

Policy 1.2.11: The County shall implement and maintain a Water Supply Plan, as amended, consistent with Florida Statutes.

CONSISTENCY: THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.

OBJECTIVE 1.4: The County shall regulate land use, through its Comprehensive Plan and the LDC, to achieve a development pattern that provides a clear separation of urban and rural areas in terms of densities and intensities of use and provision of infrastructure. Centralized sanitary sewer facilities will be available to existing and new development in order to achieve a development pattern consistent with the provision of adequate wastewater treatment facilities and thereby meet future needs and discourage sprawl, consistent with the element.

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Policy 1.4.1: For all development within the UGB or with an Urban Area designation, connection to centralized wastewater facilities is required as detailed in the LDC. For clustered developments in Rural Land, connection to centralized wastewater facilities, rather than septic tanks, shall be encouraged when feasible. Otherwise, septic tanks may be allowed provided soils and environmental conditions meet LDC requirements and standards established by the Marion County Department of Health.

Policy 1.4.3: The LDC shall provide for issuance of development permits within the identified wastewater service areas consistent with the following guidelines:

a. The type, density, location and intensity of the proposed development shall determine the type of wastewater treatment system to be utilized;

b. The location of the proposed development represents a logical extension of existing development patterns, and will not promote, urban sprawl;

c. Where public wastewater treatment facilities are required, they shall be available concurrent with the impacts of development. Facilities which meet county specifications and the level of service standards for the service area will be provided by the developer in the interim and will be connected to central facilities when they become available; and

d. The proposed facilities are consistent with DEP.

Policy 1.4.5: The County shall monitor development in wastewater planning areas to facilitate scheduling for construction of facilities as part of the annual CIE Schedule.

Policy 1.4.6: On a periodic basis, the Utilities Department shall evaluate the status of development within the wastewater planning areas and make recommendations regarding the need to initiate an update of the Marion County Water and Wastewater Utility Master Plan.

Policy 1.4.7: Connection to an existing central sewer facility and/or construction of a new facility is required for development on land with an urban designation or within the UGB and shall be consistent with criteria in the LDCs.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN URBAN SPRAWL ANALYSIS AND WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

OBJECTIVE 1.6: To help prevent the further degradation of groundwater and springsheds within the SPZ, and allow for adequate water supply in the future, new and expanding wastewater facilities shall be designed to maximize reuse and conservation and minimize the discharge of nitrogen and other pollutants to groundwater.

Policy 1.6.1: The County shall develop and adopt regulations that establish standards for new and expanding facilities that dispose of effluent through public access reuse systems that offset groundwater withdrawals and potable water use, and that limit the use of rapid-rate land application systems for back-up purposes only in the Primary SPZ. Restricted public access irrigation in the Primary SPZ, and restricted public access slow and rapid rate land application systems in the Secondary SPZ may be allowed where higher treatment standards are met, consistent with the LDC. The regulations shall also include specific requirements for certain types of new development to install reuse lines, and to utilize reuse water when available, based on project size, type, location and other relevant factors. High priority shall be given to new development where reuse water will offset the use of fresh potable water and fertilizers in the SPZ.

Policy 1.6.2: The County shall require all wastewater treatment facilities in the SPZ to conduct rigorous background and ongoing groundwater monitoring, and to develop and implement remediation plans when chemical and organic compounds associated with wastewater concentrations, including but not limited to nitrogen, rise above background levels as a result of facility activities.

Policy 1.6.3: The County shall encourage reuse of water to reduce the quantity of pollutants from entering the County's groundwater and springsheds; Marion County shall encourage the water conservation to maintain a sustainable community and allow for future growth to occur through water conservation and discourage the use of potable water for irrigation when reclaimed water is available.

CONSISTENCY: THE ENTIRE COUNTY IS IN EITHER THE PRIMARY OR SECONDARY SPRINGS PROTECTION ZONE. THE PROPOSED AMENDMENT IS NOT IN THE PRIMARY ZONE AND MUST ADDRESS THE REQUIREMENTS OF THE COMPREHENSIVE PLAN AND LDC AT THE TIME OF LOCAL DEVELOPMENT APPROVAL.

OBJECTIVE 1.7: To minimize degradation of groundwater and springsheds where centralized sewer is not available or required, the use of private OSTDS shall be allowed, consistent with this and other policies of the Comprehensive Plan and applicable LDCs. In addition, other types of treatments systems that improve the quality of water that is released from the wastewater system are encouraged to be used for irrigation and other beneficial uses to reduce groundwater pollution and reduce overall need for additional water supply usage. These systems shall be designed and maintained in a manner that minimizes degradation of groundwater within springsheds and encourages water reuse for irrigation purposes or other beneficial uses.

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Policy 1.7.1: New OSTDS within the SPZ shall comply with the requirements of the FLUE and the LDC. OSTDS meeting higher discharge standards may be required, where and when determined necessary by the FDOH and/or the County within the SPZ as detailed in the LDC.

Policy 1.7.2: All new and existing conventional and enhanced OSTDS may be subject to routine inspection and maintenance through programs established by the FDOH. For enhanced systems, maintenance agreements with a certified maintenance entity shall be required in addition to operation permits, in accordance with current FDOH and/or County rules, whichever is most restrictive.

Policy 1.7.3: Community cluster treatment systems which provide reuse in addition to high levels of nitrogen reduction shall be preferred and utilized whenever feasible in multiple unit developments.

CONSISTENCY: THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQURIED BY THE COUNTY'S PLAN.

POTABLE WATER ELEMENT

GOAL 1: The County shall develop sustainable water supply sources and systems to serve new and existing development within its service area, protect ground and surface water supplies, and develop and implement water conservation techniques to maximize use of existing facilities in order to discourage urban sprawl and provide a safe and environmentally sound potable water system, and to make centralized water treatment service available for all new and existing development within the Urban Growth Boundary (UGB) and other Urban Areas as deemed appropriate.

OBJECTIVE 1.1: The County will provide level of service (LOS) standards for potable water supply provision and protection, and consider provisions set forth in the following series of plans, reports, associated reports, and related documents, including any amendments thereto:

a. Marion County Water and Wastewater Utility Master Plan;
b. Marion County Water Resource Assessment and Management Study (WRAMS);
c. Withlacoochee Regional Water Supply Authority Water Supply Plan, as amended; and
d. Marion County Water Supply Plan.

These plans may be updated from time to time as deemed necessary by the Board of County Commissioners, and shall be consistent with the interlocal agreements with municipalities or other equivalent providers in Marion County concerning water and wastewater service.

Policy 1.1.1: The LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day. Fire flow standards shall comply with accepted standards of Marion County and the Florida Building Code (FBC). DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standards. The LOS standard shall be reviewed by the Board of County Commissioners periodically to determine if changes to the LOS standard are warranted.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.

Policy 1.1.5: The Marion County Water and Wastewater Utility Master Plan and Water Supply Plan shall be reflected in the County's Comprehensive Plan and LDCs, and the County shall address the provision of potable water facilities consistent with the Comprehensive Plan's current planning time frame.

Policy 1.1.6: The Water and Wastewater Utility Master Plan, WRAMS, and Water Supply Plan shall incorporate and implement conservation, reuse/reclaimed water, and other alternatives practices and measures that will assist in insuring that an adequate quantity and quality of water is available to maintain the current population and allow for continued responsible growth within the County.

Policy 1.1.7: The County shall review special district plans, including but not limited to, those of the St. John's River Water Management District (SJRWMD), Southwest Florida Water Management

District (SWFWMD), and Withlacoochee Regional Water Supply Authority (WRWSPA), and identify and resolve any conflicts with the County's Comprehensive Plan.

Policy 1.1.8: The County shall implement and maintain a Water Supply Plan, as amended for the Priority Water Resource Cautionary Area (PWRCA) in the SJRWMD for the southern portion of Marion County, east of I-75, as further identified on the Marion County Water Supply Plan Area map. The Water Supply Plan will ensure that adequate water resources are available for future development in the PWRCA that addresses all public and private water providers and water from Domestic Self Supply (DSS) (individual wells, both residential and non-residential). The Water Supply Plan shall be updated at a minimum of every five years, or within 18 months of the SJRWMD or SWFWMD Regional or District Water Supply Plan, as amended, based on the latest adoption date between the two Water Management Districts, as allowed by FS 163.3177(6)(c), as amended. The County shall also coordinate with other organizations that are involved with water supply planning, such as the Withlacoochee Regional Water Supply Authority (WRWSA), cities, private providers, and all other parties that are relevant or interested in water supply planning for Marion County and the region, in addition to SJRWMD and SWFWMD.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES THAT ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.

OBJECTIVE 1.6: The County shall regulate land use through the Comprehensive Plan and LDC to achieve a development pattern that discourages sprawl and provides a clear separation of urban and rural areas in terms of densities and intensities of use and provision of infrastructure. Centralized water facilities will be available to existing and new development in order to achieve a development pattern consistent with the provision of publicly owned and privately owned water systems and ensure that there is an adequate water supply for the current population and allows for future growth in the County.

Policy 1.6.1: The County shall require all new and/or expansion of existing publicly owned and privately owned water systems developed within the identified service areas to comply with the established fire flow, design, construction, maintenance and operations standards, in addition to the level of service standards indicated in Policy 1.1.1 above and shall be connected to centralized systems according to the Water and Wastewater Utility Master Plan, WRAMS, and the County's Water Supply Plan.

Policy 1.6.2: To ensure the continued viability of expansions, the Marion County Utility Department (MCUD) and other providers, shall ensure that new water facilities are designed and constructed so that future expansions can be easily accommodated.

Policy 1.6.3: The LDC shall specify development densities and conditions under which water supply systems shall be required, considering factors such as anticipated demand, location of the development with respect to existing or future water supply availability, financial feasibility, and protection and conservation of potable water supplies.

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Policy 1.6.4: Adequate potable water supplies and facilities which meet the adopted LOS standards shall be available concurrent with the impacts or development.

Policy 1.6.5: Potable water facilities to be provided by the developer shall be guaranteed in an enforceable development agreement.

Policy 1.6.6: The County shall maintain guidelines and LDC provisions to address possible future connections/interconnections to all existing potable systems consistent with the Water and Wastewater Utility Master Plan.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN URBAN SPRAWL ANALYSIS THAT DEMONSTRATES THAT THE PROJECT IS BASED ON A COMPACT MIXED USE DEVELOPMENT WHICH IS THE OPPOSITE OF URBAN SPRAWL. THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT, IS WITHIN THE COUNTY'S UGB AND WILL CONNECT TO CENTRAL WATER AND SEWER. FINALLY, THE AMENDMENT INCLUDES A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE AMENDMENT.

OBJECTIVE 1.7: The County shall require new development and redevelopment to be designed with respect to enhancement of the natural environment and designed in such a way as to promote water reuse and conservation.

Policy 1.7.1: The County shall maintain LDCs related to design and water conservation techniques that shall include but not be limited to the following, especially in the SPZ:

a. Use of clustered developments, attached dwelling units, and other innovative land use techniques to decrease outdoor water use;
b. Preservation of the existing native vegetation;
c. Establishment of construction limitations within the 100-year floodplain, environmentally sensitive areas, poor soils, high recharge areas, and Karst Sensitive Areas;
d. Limitation of the amount of impervious surfaces (such as parking areas) within high recharge areas;
e. Installation and use of a reclaimed water distribution system and lines by the developer to serve the individual lots, landscaped areas, open space, and recreational areas for irrigation purposes;
f. Reduction of the average per person use of water through conservation pricing and other methods; and
g. Connection to a centralized water system for development utilizing wells and abandoning of the wells utilized for potable water and/or irrigation purposes.

Policy 1.7.2: Water conservation techniques, such as, but not limited to, the use of Marion-friendly vegetation, efficient/focused irrigation systems, retrofitting existing structures, leak repair, and metering shall be included in the LDCs; and the County shall adhere to the prevailing edition of the FBC regarding plumbing and irrigation issues. In addition, public education about water conservation techniques shall be promoted and impacts of development to the County's water supply.

Policy 1.7.3: Incentives and/or requirements for the reuse of water will be maintained as part of the LDC.

Policy 1.7.4: The County may utilize available information from the water management districts to develop and adopt regulations for water use restrictions during shortages and to implement water conservation procedures that further the water conservation plans and programs of the SWFWMD and SJRWMD.

Policy 1.7.5: The County shall maintain LDC provisions, using the SJRWMD model ordinance as a guide, that establish irrigation standards that include, at a minimum, permitting, limitations on overhead spray irrigation, and design and construction standards, consistent with the FBC.

Policy 1.7.6: The County shall maintain the Water Supply Plan and continue to search for water supply alternatives, promote reuse, implement conservation pricing and encourage conservation in coordination with private providers and surrounding jurisdictions.

Policy 1.7.7: The County shall implement water conservation practices and encourage other public and private providers and Domestic Self Supply (DSS) water users to do so in order to reduce the demand for potable water, increase awareness of water supply issues, and allow for continued responsible growth in the County. The County shall continue to develop, encourage, and maintain water conservation practices that may include, but are not limited to:

a. Water conservation awareness programs;
b. Employee and customer education program;
c. Targeting of high water users and charging for high usage through conservation pricing;
d. Usage of low-flow plumbing fixtures in new construction;
e. Distribution of plumbing retrofit kits;
f. Meter maintenance and replacement program;
g. Maintain the position of Water Conservation Coordinator to communicate and advance water conservation initiatives;
h. Water conserving/tiered rate structure that encourages conservation of water;
i. Adopt a landscape and lawn irrigation ordinance;
j. Adopt a landscape ordinance;
k. Adopt a fertilizer ordinance;
l. Require well withdrawal points to install and maintain flow meters;
m. Use native vegetation that requires little or no supplemental irrigation for landscaping;
n. Metering all service connections;
o. Participate in and coordinate with various organizations to address water supply issues;
p. Design standards for irrigation systems and retrofitting;
q. Implement benchmarking for water supply and conservation;
r. Create various incentives to replace exotic vegetation and inefficient landscapes, plumbing devices, appliances and inefficient water systems;
s. Use of low impact development techniques (i.e., Florida Water Star^{SM} program);
t. Limit authorization and the ability to use irrigation wells, particularly when health and safety are determined to be at risk; and
u. Short and long-term plans to connect existing domestic self-supply and septic systems to centralized utilities.

Policy 1.7.8: The County shall implement reuse/reclaimed water practices and encourage other public and private providers and Domestic Self Supply water users to do so in order to reduce the demand for groundwater withdrawals and potable water, increase awareness of water supply issues,

and allow for continued responsible growth in the County. The County shall continue to develop and maintain water conservation practices that may include, but are not limited to:

a. Treated effluent must be used as irrigation water when it becomes available, economically feasible, and permissible;
b. The lowest quality water source, such as reclaimed water and surface/storm water must be used as landscape irrigation when deemed feasible;
c. Treat wastewater effluent to public access reuse standards;
d. Connection of new development or substantial redevelopment to a reuse system;
e. Installation of meters for individual connections to the reuse system;
f. Installation of dual water distribution lines that will initially use the existing water source until the reclaimed water source is available;
g. Use of reclaimed water for irrigation and other non-potable needs in public areas owned by the local government;
h. Partnerships with wastewater utilities to retrofit existing development with connections to a reuse system;
i. Encourage the use of stormwater for irrigation purposes for residential and non-residential development; and
j. Encourage use of performance based septic systems that includes reuse for irrigation of lawns and/or landscaped areas for residential and non-residential development.

Policy 1.7.9: The County shall implement and maintain Alternative Water Supplies (AWS), as appropriate, consistent with the Marion County Water Supply Plan, other regional or district water supply plans, projects, and programs that reduce dependence on groundwater, to meet the future water supply needs for the County. The following potential (AWS projects, but not limited to, may be utilized, as may be further specified by the Marion County Water Supply Plan, as amended:

a. Reuse/reclaimed water for irrigation purposes;
b. Stormwater as reuse/reclaimed water for irrigation purposes;
c. Develop Lower Floridan Aquifer water supplies as a non-traditional source;
d. Pumping of surface water for potable water use (not intended for irrigation), including the development of reservoir systems;
e. Desalinization projects, in conjunction with other regional entities; and
f. Other methods not currently being utilized that may reduce Upper Floridan Aquifer groundwater withdrawals.

OBJECTIVE 1.8: Implement through interlocal agreements and policies which recognize that the hydrogeological characteristics of potable water resources do not observe political boundaries so that the water policies of adjacent jurisdictions may have profound impacts upon the County's resources and its ability to plan for its growth and development.

Policy 1.8.1: Implement a potable water strategy which guides growth and development commensurate with an area's carrying capacity.

Policy 1.8.2: Areas both within and adjacent to the County which have exceeded, depleted, or otherwise possess insufficient potable water carrying capacity should limit their growth and development to a degree commensurate with their internal capacity to support such growth and development without risk of depleting the capacity of other areas.

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Policy 1.8.3: Local water supplies in other counties should receive first consideration for utilizations, including conservation, reclamation, stringent water use fees, desalination, reverse osmosis and other alternative technologies, before water exportation from the County is considered under applicable state and local regulatory systems.

CONSISTENCY: THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN. AS PART OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPMENT WILL HAVE TO ADDRESS THE REQUIREMENTS OF THE COUNTY'S COMPREHENSIVE PLAN AND LDC WHICH INCLUDES WATER CONSERVATION STRATEGIES AS IDENTIFIED ABOVE.

SOLID WASTE ELEMENT

GOAL 1: The County shall provide solid and hazardous waste management facilities and services to meet the current and future needs of the citizens of the County in a sustainable manner that shall protect and enhance the economic and environmental quality of the County through recycling and proper waste management.

OBJECTIVE 1.1: Ensure that adequate solid waste facility capacity be available to support demand based on the adopted Level of Service (LOS) standard.

Policy 1.1.1: The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development.

Policy 1.1.5: Permits shall be denied for development that would either increase demands on an already deficient facility or cause a facility to exceed its capacity until such time that the facility may provide service in accordance with the adopted LOS standard.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES THAT THE AMENDMENT WILL MEET THE LEVEL OF SERVICE STANDARDS IN THE COUNTY'S PLAN.

STORMWATER ELEMENT

GOAL 1: The County shall provide adequate stormwater management, afford reasonable protection from flooding, and protect the quality of surface water and groundwater in the County.

OBJECTIVE 1.1: The County's Land Development Code (LDC) shall implement procedures to ensure that, at the time a development permit is issued, adequate stormwater management facility capacity is available or the developer shall be required to construct stormwater facilities according to County standards.

Policy 1.1.1: The County's LDC shall establish design standards and development Level of Service (LOS) standards, based upon the characteristics of the development site, as follows:

a. For open basins, the minimum design and development LOS standard shall be a 25-year frequency, 24-hour duration design storm; or
b. For closed basins, the minimum design and development LOS standard shall be a 100-year frequency 24-hour duration design storm; or
c. Other best available data may be presented for review and approval consideration, such as data and information provided by the site's corresponding Watershed Management Plan(s), Basin Management Action Plan(s), when applicable and approved by the County Engineer, or his designee.

Policy 1.1.2: All basin stormwater collection and conveyance, including those discharging to or around natural drainage features, shall meet rate and volume requirements and specifications defined in the County's LDC. Developers shall also be required to analyze the ultimate effects of stormwater disposal for storm events as specified in the County's LDCs, up to and including the 100 year, 24-hour duration design storm, or longer duration as necessary to agree with LOS standard established in the Watershed Management Plan(s), Basin Management Action Plan(s) or other best available data. In addition, developers shall comply where applicable with the respective water management districts' criteria for stormwater quantity and quality.

Policy 1.1.3: The County's LDCs may contain increased stormwater quantity and quality requirements based upon findings of completed Watershed Management Plans (WMPs) and/or Basin Management Action Plans (BMAPs).

Policy 1.1.4: The demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.

Policy 1.1.5: Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.

Policy 1.1.6: The County shall maintain stormwater quality treatment standards and performance criteria aimed at maximizing nutrient removal and attenuation for development, consistent with the Future Land Use Element (FLUE), with particular focus on the Primary Springs Protection Zone (SPZ).

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S LEVEL OF SERVICE AND DESIGN STANDARDS FOR STORMWATER. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPER WILL BE REQUIRED TO PROVIDE DETAILED PLANS THAT ARE DESIGNED TO BE CONSISTENT WITH THE COUNTY'S PLAN AND THE LDC.

OBJECTIVE 1.4: The County shall develop Watershed Management Plans (WMPs) encompassing all of the basins within the County, and basins or portions of basins that are outside the County that affect stormwater management within the County; the County shall update the WMPs as new data and analysis become available.

Policy 1.4.1: The WMPs shall include the following:

a. Evaluation of the County's stormwater management facilities including the system's design capacity, the floodplain level of service provided, the analysis of the general performance of the existing facility, catchments (contributing drainage area), and the predominant land use types served;
b. Identification of water quality and/or water quantity problems for planning units, watersheds, and groundwater;
c. Development of structural and/or nonstructural corrective actions, estimated costs associated with the corrective actions, and a proposed schedule(s) to address identified problems within the County's stormwater management facilities; and
d. Identification of adverse impacts to groundwater within the Primary Springs Protection Zone.

Policy 1.4.2: The County shall develop a schedule for undertaking and updating specific WMPs based on development; giving priority consideration to items such as Total Maximum Daily Load (TMDL) issues, and/or areas under the greatest pressure from development such as those areas within the County's identified Urban Growth Boundary (UGB). The WMP development schedule shall be reviewed annually and reflected in the Stormwater Implementation Program (SIP) and, when appropriate, reflected in the Capital Improvements Element Schedule of Capital Improvements (CIE Schedule).

Policy 1.4.3: The County shall assist state agencies as appropriate to address water quality issues within the County.

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S LEVEL OF SERVICE AND DESIGN STANDARDS FOR STORMWATER. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPER WILL BE REQUIRED TO PROVIDE DETAILED PLANS THAT ARE DESIGNED TO BE CONSISTENT WITH THE COUNTY'S PLAN AND THE LDC.

OBJECTIVE 1.7: The County shall implement and maintain LDC provisions to provide protection measures for natural drainage features and other environmentally sensitive areas as specified in the policies of this Element, the Aquifer Recharge Element, and the Conservation Element, when deemed appropriate.

Policy 1.7.1: Natural drainage features are those features defined by § 163, FS, as amended, and further identified within this Element, the Aquifer Recharge Element, and the Conservation Element.

Policy 1.7.2: The County shall assist state and regional agencies as appropriate to update a county-wide sinkhole inventory as data becomes available. Such data may be provided via the development of public facilities by the County or development submittals through the County's development review processes, or other available reporting mechanisms. In the event the State of Florida establishes or identifies a specific agency or entity responsible for such an inventory, the County shall direct its assistance to that entity.

Policy 1.7.3: The County shall follow the procedures for sinkhole remediation, when applicable, as established by the appropriate water management district in the event a sinkhole develops on a County-owned facility.

Policy 1.7.4: The County shall maintain LDC provisions which require the identification of all sinkholes and karst features onsite. The County shall also maintain LDC provisions which require the identification of existing or potential sinkholes and karst features within proximity of a development site, depending on uses proposed, planned stormwater facility operations, and the availability of information sources, such as but not limited to, USGS data, contour information, and aerial photographs, as determined appropriate through development review processes.

Policy 1.7.5: The County shall promote sinkhole and karst feature protection measures for those areas impacted by new development, and when redevelopment occurs when practicable. Measures shall include but not be limited to the following:

a. Protection measures.
    1. Fencing, or
    2. Filling in.
b. Environmental measures.
    1. Mounding or berming around the sinkhole,
    2. Buffering, or
    3. Filling in.
c. Setbacks or safe distance considerations from the sinkhole to retention areas and structures.

Policy 1.7.6: The County LDC shall regulate dredge and fill activities within the one percent (100-Year) floodplain and require mitigation when fill is placed within the 100-Year floodplain, as indicated on Flood Insurance Rate Maps (FIRM) and Federal Flood Hazard Maps (FHM), in order to decrease the flood potential to County residents. Site plans, as defined by the LDCs, must be submitted prior to any development.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 1.7.7: The County's LDCs shall regulate finished floor elevations for new structures and appurtenances within the established 100-Year floodplain consistent with the County Comprehensive Plan and LDCs.

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S DESIGN REQUIREMENTS AND PROVIDE SOIL INFORMATION REQUIRED IN THE LDC INCLUDING INFORMATION RELATED TO POTENTIAL FOR SINK HOLE DEVELOPMENT ON SITE AND ANY MITIGATION REQUIREMENTS IF DETERMINED TO BE NECESSARY.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

AQUIFER ELEMENT

GOAL 1: The County shall protect the function of the natural groundwater aquifer recharge areas of the County to ensure the availability of an adequate supply of quality groundwater and water supply through the proper management of surface water, groundwater, and land uses.

OBJECTIVE 1.1: The County shall maintain LDC provisions related to surface and groundwater quality and, when deemed necessary, establish additional criteria for natural drainage features and areas related to natural groundwater recharge such as, but not limited to, aquifer vulnerability, karst sensitivity, and springs protection.

Policy 1.1.1: The County shall maintain LDC provisions regarding stormwater quality consistent with the water management districts' design criteria for stormwater management areas such as retention or detention basins, as specified by the water management districts' handbooks and applicable regulations.

Policy 1.1.2: The County LDCs shall require the identification of natural drainage features, consistent with §163, FS, within appropriate development review processes, and may require, as determined appropriate, the identification and/or protection of additional physical or environmental features or characteristics requiring additional or specialized protection such as, but not limited to, the following:

a. Extent of Karst Sensitive Areas (KSA), as defined by the County's jurisdictional water management agencies;
b. Extent of High and Prime Aquifer Recharge Areas (HPARA) as defined by the County's jurisdictional water management agencies;
c. Level of aquifer vulnerability, as determined by the Marion County Aquifer Vulnerability Assessment (MCAVA), as amended;
d. Location within Environmentally Sensitive Overlay Zone (ESOZ), as defined within the adopted Marion County Comprehensive Plan and regulated by the County's LDCs;
e. Type of Springs Protection Zone (SPZ), as defined by the adopted Comprehensive Plan.

Policy 1.1.3: The County shall maintain additional LDC provisions for stormwater management, consistent with accepted engineering practices, as identified below:

a. Stormwater retention or detention basin depth shall be consistent with the water management districts' stormwater requirements for KSAs so that sufficient filtration of bacteria and other pollutants shall occur. Avoidance of basin collapse due to excessive hydrostatic pressure in KSAs shall be given special consideration.
b. Require that treatment shall occur prior to discharge to ESOZ water bodies, including wetlands, and consider pretreatment for all development.
c. Require treatment equivalent to the Outstanding Florida Waterbody Criteria for the corresponding water management district for KSAs and the ESOZ.
d. Additional requirements for new development shall include stormwater practices and techniques that maximize nutrient removal in relation to KSAs and SPZs.
e. The LDC provisions shall contain criteria for the use of low impact development such as shallow swales and drainage easements, and other innovative development standards in relation to KSA, HPARA, MCAVA, SPZ types, and other areas where deemed suitable.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S DESIGN REQUIREMENTS FOR STORMWATER, WATER QUALITY, NATURAL RESOURCES AND SOIL/SINKHOLE INFORMATION REQUIRED IN THE COMPREHENSIVE PLAN AND LDC. THE PROPERTY HAS ALREADY BEEN DETERMINED TO BE SUITABLE FOR URBAN DEVELOPMENT AND IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS. THE PROJECT IS MOSTLY RECREATION FIELDS WHICH WILL ALLOW FOR SITE DESIGN MODIFICATIONS TO WORK AROUND ANY ENVIRONMENTAL SENSITIVE AREAS ON SITE, IF ANY SIGNIFICANT AREAS ARE IDENTIFIED.

OBJECTIVE 1.6: The County LDC shall incorporate land use and development siting requirements which are consistent with the long term protection of natural groundwater aquifer recharge and protection of existing and proposed groundwater and other water supplies, consistent with the Water Supply Plan, as amended.

Policy 1.6.1: The County shall maintain LDC provisions which allow groundwater recharge quantity and quality criteria, geology, soil characteristics, soil limitations, and uses as a consideration in determining land use.

Policy 1.6.2: Siting requirements for new development shall establish criteria for property located within the high recharge area with groundwater and other water supply pollution potential, and with unsuitable soil to determine septic tank densities and locations.

Policy 1.6.3: The County shall consider the STI in making land use and development decisions to avoid incompatible development in areas with high groundwater pollution potential.

Policy 1.6.4: Siting requirements for potential pollution sources, including but not limited to, landfills, effluent and sludge disposal sites; hazardous material production, use, and storage sites; shall direct such activities away from areas of the highest ground water pollution potential, such as sites that are within the highest MCAVA category, Primary SPZ, areas with severe soil limitations for these uses, HPARA, and KSAs. The LDC shall provide for design, monitoring, and mitigation requirements to ensure reasonable protection of groundwater and other water supply quality.

Policy 1.6.5: The County shall maintain LDC provisions aimed at minimizing need for fertilizer use and irrigation and maximizing natural areas and open space. The LDC shall include provisions for clustering, open space, drought tolerant landscaping, water conservation/reuse, and irrigation systems. In addition, these regulations shall provide for innovative approaches such as model covenants for homeowners associations, conservation easements, developers agreements and other strategies that may be needed to facilitate implementation of these and other special development regulations and incentives, as applicable in the SPZ and KSAs.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT AND IS IMPROVED PASTURE LAND. THE PROPOSED AMENDMENT WILL RESULT IN A COMBINATION OF ACTIVE RECREATION AND EQUESTRIAN FACILITES. APPROXIMATELY 13% OF THE PROPERTY WILL BE DEDICATED TO MORE URBAN USES SPECIFICALLY AN INDOOR SPORTS FACILITY AND EXPO HALL.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

MUCH OF THE PROPERTY WILL HAVE GREENSPACE ENSURING A HIGH AMOUNT OF AQUIFER RECHARAGE AND REDUCE STORMWATER RUNOFF.

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CONSERVATION ELEMENT

GOAL 1: The County shall maintain, protect, and enhance the diversity and integrity of the County's natural resources and provide stewardship to maintain the County's quality of life and economic vitality through the management and conservation of natural resources.

OBJECTIVE 1.1: The County shall designate environmentally sensitive and locally significant natural resources for conservation, protection, and enhancement, and Land Development Code (LDC) provisions shall be maintained to implement this Objective and its Policies.

Policy 1.1.1: The County shall include the following as environmentally sensitive natural resources requiring special protection to avoid adverse impacts to these resources:

a. Waterbodies designated as Outstanding Florida Waters, Aquatic Preserves, Scenic Rivers, and/or other similar designations for protection by a local, state, and/or federal program;

b. Navigable waterways as designated by the state and/or federal government;

c. Wetlands as defined by the state and implemented by the applicable water management district;

d. 100-year floodplains and floodways as identified by the Federal Emergency Management Agency Flood Insurance Rate Maps (FEMA FIRM);

e. State and/or federal owned natural reservation lands used for conservation and/or recreation purposes such as State Parks, State Forests, Wildlife Management Areas, and the Ocala National Forest;

f. Habitat containing listed flora and fauna identified as protected species by the state and/or federal government;

g. Rivers, lakes, and springs with a defined Minimum Flows and Level (MFL), as designated by local, state, or federal agencies, particularly in conjunction with local and regional Water Supply Plans; and

h. Those areas identified as High and Prime Groundwater Aquifer Recharge Areas (≥ 12" annually as identified by the applicable water management district; H/PARA) and Springs Protection Zones (SPZ), as established in the Future Land Use Element (FLUE) and LDC.

Policy 1.1.2: The County shall include the following as locally significant natural resources due special protection to minimize adverse impacts to these resources:

a. Surface waters of the State;

b. Native vegetative communities as identified by the State of Florida's Natural Areas Inventory (FNAI) Program;

c. Commercially valuable mineral resources as defined by the state;

d. Soils, particularly those identified as prime farmland and locally important farmland as defined by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) which include the following soil series: Blitchton, Kanapaha, Micanopy, Fellowship, Kendrick, Flemington, Gainesville, Lochloosa, Hague, and Zuber);

e. Good quality air, focusing on dust/debris and noxious odors;

f. Good quality and sufficient quantities of groundwater, particularly addressing potable, agricultural, recreational, and other economically beneficial uses;

g. Wellhead and wellfields serving centralized potable water systems for municipal and local governments or private systems regulated by the State of Florida Public Service Commission;

h. Fisheries, wildlife, and wildlife habitat;

i. Migratory wildlife routes and ecological corridors; and County-owned and/or managed regional and/or resource-based parks.

Policy 1.1.3: The County shall require the identification of environmentally sensitive and locally significant natural resources as part of the review process for development applications, focusing on land use, zoning, subdivision, improvement plan, and site plan applications. The detail of the data in early development review stages may be from generalized county, state, and/or federal sources, while later development review stages will require more detailed site specific information to be generated by the applicant.

Policy 1.1.4: The County may utilize resources developed by federal, state, regional, and/or local sources to identify and evaluate environmental characteristics and development potential, including, but not limited to, the following sources:

a. USDA NRCS (f/k/a Soil Conservation Service) *Soil Survey of Marion County*;

b. FEMA FIRM, as amended;

c. Florida Department of Environmental Protection Florida Natural Areas Inventory (FDEP FNAI) Program, including the *Natural Areas Inventory of Marion County, Florida*;

d. FDEP Florida Fish and Wildlife Conservation Commission (FWC) publications including, but not limited to, Species Richness Maps, species management plans, etc.;

e. FDEP Basin Management Action Plans (BMAP);

f. Florida Department of Agriculture and Consumer Services (FDACS) and its jurisdictional agencies' best management practices manuals;

g. St. Johns River Water Management District (SJRWMD) and Southwest Florida Water Management District (SWFWMD) publications and programs including but not limited to, Well/Wellfield Capture Zones Maps, High & Prime Aquifer Recharge Area Maps, and Karst Sensitive Areas Maps;

h. Withlacoochee Regional Water Supply Authority Water Supply Plan (WRWSA-WSP);

i. Marion County produced publications including, but not limited to, the Marion County Water Supply Plan (MC-WSP), Marion County Aquifer Vulnerability Assessment (MCAVA), Marion County Springs Protection Zones (SPZs), and Marion County Environmentally Sensitive Overlay Zones (ESOZs).

Policy 1.1.5: The County will make available to the public maps and other information to allow for the general identification of environmentally sensitive and locally significant natural resources in the County to the greatest extent practicable. When information is provided by non-county sources, the County will facilitate providing that information to the public to the greatest extent practicable.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT AND IDENTIFIES THAT THE PROPERTY IS IMPROVED PASTURE LAND. A MORE DETAILED ANALYSIS WILL BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL AS REQUIRED BY THE COUNTY'S LAND DEVELOPMENT CODE.

OBJECTIVE 1.2: The County shall protect, conserve, and enhance the quality and natural function of environmentally sensitive and locally significant natural resources within the County, while encouraging and supporting the appropriate use of such resources, as further defined in the LDC.

Policy 1.2.1: The County shall protect, conserve, and enhance environmentally sensitive and locally significant natural resources from adverse impacts to the greatest extent practicable focusing on, but not limited to, the following activities:

a. Protection of surface and ground water from activities that degrade and/or introduce pollutants that may adversely affect its quality and/or quantity;

b. Protection of surface and navigable waters from activities that adversely impact their use, capacity, quality and/or character;

c. Protection of flood storage and floodplain capacity from activities that materially impair floodplain capacity or alter the characteristics of the existing one-percent (100-Year) Floodplain;

d. Protection of qualified central potable water system supply wells and/or wellfields from activities that would adversely affect the public health and/or the ability to maintain such services;

e. Protection of identified habitats, such as wetlands, native vegetative communities, including listed species, or critical migratory and/or estuarine habitats, from activities that destroy and/or degrade such habitats from immediate or long-term effects from development, such as pollution, siltation, and/or non-native invasive species;

f. Protection of natural reservations including federal, state, regional, and/or local government owned conservation and/or recreation lands and facilities from activities that adversely impact the intended purpose and/or use of those lands;

g. Protection of key soil types identified as prime and locally important farmlands and/or known to include commercially valuable minerals from adverse impacts which would prevent and/or discourage their continuing use and/or recovery when suitable environmental management and best practices are used;

h. Protection of air quality from adverse impacts which would negatively affect other identified resources and/or the quality and/or character of such resources or surroundings which would create a public nuisance, such as wind-borne dust or odor.

Policy 1.2.2: The County shall require development design, construction, and management techniques to protect environmentally sensitive and locally significant natural resources, including but not limited to the following:

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

a. Compliance with stormwater management LOS standards as provided in the Stormwater Element (SE) and reflected in the Capital Improvement Element (CIE);

b. The reduction of densities in specified habitats or areas when development is proposed within those areas, unless development is clustered to protect and conserve the habitats, including those adjusted densities provided in FLUE Objective 9.1;

c. The clustering of development to create open spaces that function to buffer and protect identified resources on-site and off-site to development, and provide habitat linkages when possible;

d. The establishment and management of buffers and other land use controls between development activities and identified resources, with emphasis on ensuring the buffer establishes a balance between the scale and intensity of development and the scope, quality, and character of the resource;

e. The use of Marion Friendly flora to prevent or discourage non-native invasive species;

f. The implementation of water conservation, irrigation, and fertilizer management provisions;

g. The implementation of design and development standards regarding setbacks, lot dimensions, and building location/design, particularly when such sites abut or are determined to be connected, such as but not limited to, hydrologically connected, to identified resources;

h. The use of mitigation for on-site resources through alternative on-site locations, off-site, or monetary methods to ensure the protection/conservation of the resource; the intent of off-site or monetary mitigation is to achieve a minimum of one-for-one mitigation/replacement, with focus on maintaining the mitigation action within the County unless otherwise authorized,

i. The Transfer of Development Rights (TDR) and the Transfer of Vested Rights (TVR) Programs as provided within the FLUE; and

j. The establishment of an Urban Growth Boundary (UGB) within which the provision of adequate public facilities shall be provided to all developments.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT AND IDENTIFIES THAT THE PROPERTY IS IMPROVED PASTURE LAND. A MORE DETAILED ANALYSIS WILL BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL AS REQUIRED IN THE COUNTY'S LAND DEVELOPMENT CODE.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

RECREATION AND OPEN SPACE ELEMENT

GOAL 1: The County will develop a parks and recreation and open space system to ensure adequate opportunity for public access to, and use of, activity and resource-based recreation sites for active and passive recreation to maintain and improve the quality of life of its citizens and support economic diversity and development.

OBJECTIVE 1.1: The County shall provide and manage parks and recreation and open spaces using a county-wide Level of Service (LOS) in a financially feasible manner, and consistent with the Marion County Parks and Recreation Master Plan (PRMP), as amended.

Policy 1.1.1: The LOS standard for public outdoor parks and recreation facilities shall be two (2) acres per 1,000 persons. Marion County may develop and pursue intergovernmental and not-for-profit agency partnerships to meet identified recreation needs, including, but not limited to, placing County-owned/operated facilities on non-Marion County owned lands.

CONSISTENCY: THE PROPOSED AMENDMENT PROVIDES ACTIVE RECREATION FACILITIES NOT AVAILABLE AROUND MARION COUNTY THAT IF DEVELOPED WILL IMPROVE THE QUALITY OF RECREATION FACILITIES AVAILABLE TO THE PUBLIC. BY PROVIDING WINTER SPORTS FACILITIES THE PROJECT WILL DIVERSIFY THE TYPE OF SPORTS ACTIVITIES AVAILABLE TO MARION COUNTY AND VISITORS TO THE WEC CAMPUS.

OBJECTIVE 1.3: The County will utilize existing funding sources and develop new funding sources to provide for parks and recreation and open space needs in a manner that seeks to comply with the Comprehensive Plan LOS standards and any administrative standard established by the PRMP (e.g., neighborhood, community, or regional parks, etc.).

Policy 1.3.4: The LDC shall contain provisions requiring new residential developments (e.g., subdivisions and particularly developments of regional impact) to provide minimum open space per dwelling unit consistent with FLUE Policy 2.1.4 as a condition of approval.

a. Compliance with this provision may be satisfied by on-site development or, when on-site provision is impractical or not selected by the developer, by providing for off-site development or the payment of a fee-in-lieu to the County for off-site acquisition and/or development, consistent with the PRMP. The LDC shall provide for of the determination of any fee-in-lieu for off-site provision.

b. When on-site recreational sites and facilities are established to meet the open space requirement, suitable mechanisms must be established to fund the management and maintenance of the space, and the County may require the establishment of a municipal services taxing unit or municipal services benefit unit for such, in addition to any private arrangements made by the developer (e.g., property owners association, development district, etc.).

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

CONSISTENCY: THE PROPOSED AMENDMENT PROVIDES ACTIVE RECREATION FACILITIES NOT AVAILABLE AROUND MARION COUNTY THAT IF DEVELOPED WILL IMPROVE THE QUALITY OF RECREATION FACILITIES AVAILABLE TO THE PUBLIC. BY PROVIDING WINTER SPORTS FACILITIES THE PROJECT WILL DIVERSIFY THE TYPE OF SPORTS ACTIVITIES AVAILABLE TO MARION COUNTY AND VISITORS TO THE WEC CAMPUS.

OBJECTIVE 1.4: The County will strive to ensure the design and development of parks and recreation and open spaces provided within the County, whether public and/or private, serve as a model for development to the greatest extent practicable and as further outlined in the policies of this Objective.

Policy 1.4.1: Reasonable public access to all recreation sites and facilities shall be provided consistent with applicable state and federal requirements (e.g., building codes, accessibility, etc.).

Policy 1.4.3: All new sites and facilities planned and developed will be designed to minimize the impact to the natural resources of the property. Existing sites and facilities shall be retrofitted when feasible and to the greatest extent practicable when such facilities are renovated and/or expanded. Conformance with local, regional, state, and/or federal best management practices applicable to the site will be a key focus of the site design and development.

Policy 1.4.4: All new sites and facilities shall ensure connection to any available adequate public facility consistent with the provisions of the LDRs and in a manner which meets the health and safety needs of the public (e.g., centralized potable water, centralized sanitary sewer, roadway access improvements, etc.). Existing sites and facilities shall be retrofitted to connect to or provide public facilities when feasible and to the greatest extent practicable when such facilities are renovated and/or expanded.

Policy 1.4.5: All new sites and facilities shall be designed to provide connection to transportation facilities and other developments. Existing sites and facilities shall be retrofitted where necessary and when feasible and practicable to connect to transportation facilities and other developments when such facilities are renovated and/or expanded. For sites within the Urban Growth Boundary, the design and development shall address connection or future connection to non-automotive multi-modal transportation methods such as but not limited to mass transit, sidewalks, bicycles, etc., including addressing opportunities for integration with the *Ocala-Marion County Bicycle/Pedestrian Master Plan* and any other "trail" plans within the County/UGB which will enhance/improve/maximize public access.

Policy 1.4.6: All new residential developments (e.g., subdivisions and particularly developments of regional impact) shall be required to comply with the open space per dwelling unit standard established by FLUE Policy 2.1.4, unless an alternative form of compliance is provided by the developer consistent with Policy 1.3.4.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS OBJECTIVE 1.4 AND THE SUPPORTING POLICIES A SIGNATURE FACILITY AT THE WEC CAMPUS THAT DIVERSIFIES THE SPORTS OPTIONS

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

AVAILABLE TO THE PUBLIC. THE PROPERTY IS VERY SUITABLE FOR DEVELOPMENT AND IS WITHIN THE UGB AND WILL CONNECT TO CENTRAL WATER AND SEWER. GOLDEN OCALA AND THE WEC CAMPUS ARE APPROVED FOR A WIDE RANGE OF LAND USES AND THE MASTER PLAN WILL INTEGRATE THESE USES IN A COMPACT URBAN FORM THAT WILL BE INTERCONNECTED INTERNALLY.

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CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: The County shall ensure that capital improvements for public facilities with level of service standards adopted in the Comprehensive Plan are available concurrent with the impact of development and provided in a fiscally responsible manner.

OBJECTIVE 1.1: Marion County shall establish and maintain minimum level of service standards within the Comprehensive Plan for key public facilities consistent with §163, FS; identify which facilities shall be required to be "in place" concurrent with development, known as "concurrency"; and use the level of service (LOS) standards and concurrency to identify existing and expected deficiencies to be addressed by the County's Capital Improvements Element Schedule of Capital Improvements.

Policy 1.1.1: The minimum LOS standards for transportation, recreation and open space, sanitary sewer, potable water, stormwater, solid waste, and public school facilities used to evaluate development orders and development permit applications are established in the policies from Comprehensive Plan elements listed in Table 1.1.

Table 1.1: Elements and Policies with Minimum Level of Service Standards

ELEMENT	LEVEL OF SERVICE POLICY
Transportation	Policies 2.1.1 and 2.1.2.
Sanitary Sewer	Policy 1.1.1.
Potable Water	Policy 1.1.1.
Stormwater	Policy 1.1.1.
Solid Waste	Policy 1.1.1.
Recreation and Open Space	Policy 1.1.1.
Capital Improvements	**TYPE OF SCHOOL** / **LEVEL OF SERVICE STANDARD** Elementary / 105% of FISH permanent capacity* Middle / 105% of FISH permanent capacity* High / 100% of FISH permanent capacity* *As adjusted by the School Board annually to account for measurable programmatic changes. "Measurable programmatic changes" mean changes to the operation of a school that has consistent and measurable capacity impact including, but not limited to, double sessions, floating teachers, year-long schools and special educational programs.

Policy 1.1.2: The County shall ensure facilities and services are in place concurrent with development to achieve concurrency for as provided in Table 1.2.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

TABLE 1.2: PUBLIC FACILITIES SUBJECT TO AND EXEMPT FROM CONCURRENCY		
SUBJECT TO CONCURRENCY	**EXEMPT FROM CONCURRENCY**	**BASIS FOR EXEMPTION**
Transportation	Recreation & Open Space	Abundance of publicly held lands for conservation and recreation as shown on the FLUM;
Sanitary Sewer		Option to opt-out per §163, FS.
Potable Water		
Stormwater (drainage)	Public School Facilities	Difficulty accommodating attendance districts due to large county size;
Solid Waste		Option to opt-out per §163, FS.

Policy 1.1.3: The County shall maintain a Comprehensive Plan Capital Improvements Element Schedule of Capital Improvements (CIE Schedule) based on LOS standards, concurrency, and needs/projects identified in the other elements of the Comprehensive Plan and shall meet existing deficiencies, accommodate desired future growth, and replace obsolete or worn-out facilities that are in need of repair, remodeling, renovation and/or replacement for determining capital improvement needs and projects.

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS AS DEMONSTRATED IN THE SUPPORTING PUBLIC FACILITIES ANALYSIS. TRANSPORTATION IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

OBJECTIVE 1.4: The County shall ensure future development shall bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS Standards.

Policy 1.4.1: The County shall continue to utilize a Transportation Impact Fee Ordinance in order to assess new development on a pro rata share of the costs required to finance transportation improvements necessitated by new development.

Policy 1.4.2: The County LDC shall maintain provisions requiring minimum open spaces for residential developments, and allowing for off-site provision or fee-in-lieu contributions consistent with Recreation and Open Space Element Policy 1.3.4.

Policy 1.4.3: When providing centralized public sanitary sewer and potable water service to new development, the County shall utilize impact fees and/or similar user oriented fees and charges to fund facilities necessitated by new development. The County shall not be required to bear or subsidize the cost of extending water or sewer facilities; however the County may elect to fund a portion or all of a particular improvement when determined to be appropriate for public health

and/or safety, particularly when matching funds are available to the County and/or such activity is classified by the County as a qualified Economic Development Opportunity.

CONSISTENCY: THE PROJECT AT THE TIME OF LOCAL DEVELOPMENT APPROVAL WILL BE REQUIRED TO PROVIDE A DETAILED APPLICATION ADDRESSING OPEN SPACE, PROVISION OF PUBLIC FACILITIES AND OTHER REQUIREMENTS AS ESTABLISHED IN THE COUNTY'S COMPREHENSIVE PLAN AND LDC.

OBJECTIVE 1.5: The County shall maintain a concurrency management system (CMS) in compliance with §163, FS, within the LDC to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. Prior to the issuance of a development permit or development order, the system shall ensure that adopted level of service standards referenced in Policy 1.1.1 of this Element will be maintained. The Growth Services Department shall be responsible for ensuring compliance with the concurrency management system.

The Growth Services Director, or his designee, will be responsible for the two (2) primary tasks which are described below:

a. Coordinating an inventory of existing public facilities and capacities or deficiencies from other county departments as required; and

b. Determining concurrency of proposed development.

Policy 1.5.1: The County shall coordinate establishing level of service standards for the above-mentioned facilities with local, regional, state, or federal entities having operational and maintenance responsibility for such facilities.

Policy 1.5.2: The County shall maintain, as part of the concurrency management system and as deemed appropriate, a cumulative record of the level of service for each County-owned and operated facility or service identified in Policies 1.1.1 and 1.1.2. The County will encourage non-County providers to submit similar information for their respective facilities for ease of distribution to the public; however a development application proposing to be served by a facility or service provider other than Marion County shall provide a certified Statement of Capacity from the provider prior to the issuance of a development permit or order.

Policy 1.5.3: No development activity may be approved unless it is found to be consistent with this Comprehensive Plan and that the provision of public facilities will be available at prescribed levels of service concurrent with the impact of the development on those facilities, as defined by Florida Statutes.

Policy 1.5.4: Procedures and requirements for concurrency review of development orders and permit applications shall include, as a minimum, the following:

a. An application which identifies impacts to levels of service;

b. Procedure for evaluating the impact to the current levels of service;

c. Determination of the precise time in the development review process when concurrency shall be tested. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development;

d. Determination of the development order and permit applications which will be subject to concurrency testing;

e. Time period for validity/expiration of concurrency permit; and

f. Concurrency vesting criteria for approved and on-going development.

Policy 1.5.5: As a minimum, the concurrency management system shall ensure that at least one of the following standards will be met prior to issuance of a development order or permit:

a. The necessary facilities and services are in place at the time a development order or permit is issued; or,

b. A development order or permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or,

c. The necessary facilities are under construction at the time a development order or permit is issued; or,

d. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development order or permit is issued. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the issuance of the development order or permit; or,

e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to §163.3220, FS, or an agreement or development order issued pursuant to §380, FS. Any such agreement shall include provisions pursuant to paragraphs a, b, or c above.

Policy 1.5.6: The adopted LOS for any facility may be degraded during construction of new facilities if, upon completion of the new facilities, the adopted LOS shall be met and maintained.

Policy 1.5.7: The construction of any development project may be phased or staged so as to coincide with the phased or staged construction of infrastructure facilities so that the level of service standards for such facilities are maintained upon completion of each phase or stage of the development project.

Policy 1.5.8: Applications for development orders or permits that fall into one of the following categories shall be exempt from the concurrency regulations:

a. Vested Development Orders and Permits: vested projects as established by Article 10 of the Marion County Land Development Code shall only be subject to concurrency review if expansion of the development shall create additional units, density or intensity, and only the net increase or expansion shall be subject to concurrency review.

b. Applications for development orders or permits which do not increase density or intensity are exempt from concurrency review, as defined by the Marion County Land Development Code.

Policy 1.5.9: Administration:

a. The LDC shall designate the departments with County which have responsibility for determining that LOS standards are met and will be maintained prior to the issuance of a

development order or building permit. The designated departments may place the burden of demonstrating compliance upon the developer or applicant. In order to be approved, applications for development approval shall provide sufficient information showing compliance with LOS standards.

b. The LDC shall include quantitative methods for determining levels of service that exist and which may be impacted by any particular development application. In addition, the LDC will fully describe the process for a finding of compliance with LOS standards.

c. The LDC shall include standardized quantitative data which is to be used in determining the impact of any proposed development upon the public facilities and services consistent with the provisions of Policy 1.1.2. Applications for development approval shall include the projected impact upon public facilities and services upon occupancy or use of the proposed development. Any deviation from the standardized criteria within the LDC must have the prior approval of the Development Review Committee before such data may be used for determining or projecting impacts of the proposed development.

d. The test for concurrency shall be met, and the determination of concurrency shall be made, prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of the proposed development.

Policy 1.5.10: The County shall evaluate development to ensure that there is adequate water supply consistent with the Marion County Water Supply Plan to meet the requirements of § 163.3180(s)(a), FS. The County shall issue no development orders or building permits or its functional equivalent without first consulting with the applicable water suppliers to determine whether adequate water supplies to serve the development will be available at the time the County issues a Certificate of Occupancy (CO). The County will also require that adequate water supplies and facilities are available and in place prior to issuing a Certificate of Occupancy (CO).

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT THE AMENDMENT WILL MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS OR MITIGATE FOR THE IMPACTS. IN ADDITION, THE PROJECT AT THE TIME OF LOCAL DEVELOPMENT APPROVAL WILL BE REQUIRED TO PROVIDE A DETAILED PUBLIC FACILITIES ANALYSIS DETERMINING THE EXACT IMPACTS ON PUBLIC FACILITIES AND DETERMINE IF ANY IMPROVEMENTS ARE NEEDED IN ORDER TO MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS.

IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

Development Review Comments Letter

5/20/2025 11:07:00 AM

RLR GOLDEN OCALA (MASTER PROJECT NO PERMITS)
COMP PLAN LARGE SCALE TEXT AMENDMENT #32571

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Comp Plan Large Scale Text Amendment	N/A	INFO	911
2	Comp Plan Large Scale Text Amendment	N/A	INFO	DOH
3	Comp Plan Large Scale Text Amendment	Stormwater is not opposed to the large-scale text amendment. The applicant proposes to change the FLUE Policies 2.1.28 & 10.5.1. Stormwater has no objections to the proposed changes. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN
4	Comp Plan Large Scale Text Amendment	no comments	INFO	LSCAPE
5	Comp Plan Large Scale Text Amendment	MCU service area with water and sewer mains installed in this area. Use and modification of these mains has been addressed in the Plat Vacation documents. No concerns from MCU on this AR.	INFO	UTIL
6	Comp Plan Large Scale Text Amendment	Review to take place during report writing phase.	INFO	ZONE

Chen, Xinyi

From: Scott, Dane
Sent: Tuesday, May 20, 2025 10:40 AM
To: Chen, Xinyi
Cc: Rison, Christopher; Watson, Donald
Subject: RE: AR 32571 - Comp Plan Text Amend

Below are our intended comments related to AR 32571. Traffic is unable to complete the review due to an ePlans error (shown after the comments).

Comments intended for AR 32571:
INFO
4/4/25 – Recommend Denial: Applicant submitted applications to 1) Convert 236 acres of Low Residential land use to WEC land use; 2) Add Sports Facilities with acreage limits to WEC land use; 3) Replace existing 13,500 seat limit for Equestrian Facilities with 210-acre limit; 4) Increase existing limit on hotel rooms from 1,350 to 1,650 rooms; and 5) Remove existing restrictions on concerts. County Traffic does not support the proposed changes for the following reasons.

1. The proposed land use change with the addition of sports facilities will increase the external daily project trips by 2,926 (131%) and increase the external afternoon peak hour project trips by 494 (223%) as compared to the existing Low Residential land use. This additional traffic will negatively impact operations on 7 roadway segments on SR 40 that already exceed or come to close to exceeding their maximum level of service volume in the existing condition. County Traffic could only support approval of the WEC Sports Complex if the existing entitlements for Golden Ocala were reduced to achieve a net zero increase in project trips as compared to what's already approved for Golden Ocala.
2. There is no established practice of estimating trip generation for Equestrian Facilities or Sports Facilities based on acres of land. The ITE Trip Generation Manual does not include calculations based on acres, but rather number of seats for Horse Racetrack and number of fields for Soccer Complex. Using acres for project entitlements increases the uncertainty in the trip generation as well as the potential impacts to surrounding roadways.
3. County Traffic does not support increasing the limit on hotel rooms at this time. To date, Golden Ocala constructed 2 hotels with a total of 642 rooms. An additional 708 hotel rooms can be constructed before reaching the existing maximum entitlement of 1,350 rooms. Should additional hotel rooms be needed in the future, amendments to the project entitlements can be considered at that time.
4. Removing the existing restrictions on concerts will increase the potential for traffic issues on the surrounding intersections and roadway segments. The ITE Trip Generation Manual does not include a land use for concerts. Therefore, the full impacts of removing the concert restrictions cannot be quantified. The existing Development Agreement for Golden Ocala allows up to 4 concerts per calendar year subject to obtaining a special event permit from the County and providing a traffic management plan. This process ensures that potential traffic impacts are properly vetted prior to approval of the concert event. County Traffic does not support removing the requirements for a special event permit or traffic management plan for concerts. However, we are not opposed to allowing more than 4 concerts per calendar year.

This Instrument Prepared by and Return To:
W. James Gooding III
Gooding, Batsel, Hartley & MacKay
1531 SE 36th Avenue
Ocala, FL 34471

Rec. $_____

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA (the "Second Amendment"), is executed as of _____, 2026, (the "Second Amendment Effective Date") by and between (each a "Party" and collectively, the "Parties"):

- Marion County, Florida, a political subdivision of the State of Florida ("County"); and
- The following (individually and collectively, "Owner"): Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, Equestrian Operations, L.L.C., an Ohio limited liability company, Roberts Development Corporation, an Ohio corporation, and R.L.R. Investments, LLC, an Ohio limited liability company.

WHEREAS:

A. On or about June 6, 2018, Owner and its predecessors in title, and County entered into the *Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters for Golden Ocala (the "Original Agreement")* as recorded in OR Book 6791, page 105.[1]

B. Effective as of January 19, 2021, Owner and County entered into the *First Amendment to Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters, for Golden Ocala* as recorded in OR Book 7388, page 861. The Original Agreement, as amended by the First Amendment, is hereinafter referred to as the "Current Agreement."

C. On or about March 18, 2026, the Marion County Board of County Commissioners approved the following (the "2026 WEC Approvals") for the Property[2] some of which dealt with the subject matter of the Current Agreement: Ordinance Numbers _____, _____, and _____.

D. Owner and County now desire to further amend the Current Agreement pursuant to this Second Amendment.

E. County has provided its Notice of Intent to consider entering in this Second Amendment by notices published on the County's publicly accessible website pursuant to Section 20-3 of the County Code, on February 9, 2026, and _____, and by mailing a copy of the Notice of Intent to Owners, and to the persons and entities shown on the most recent Marion County Tax Roll to be

[1] All recording references refer to the public records, Marion County, Florida.
[2] Terms capitalized in this Second Amendment and not otherwise defined herein, have the same meaning herein as in the Current Agreement.

the owners of property lying within three hundred feet (300') of the boundaries of the Property which is the subject-matter of this Agreement, and by announcing the date, time, and place of the second hearing during the first hearing.

F. The County Commission held public hearings on February 18, 2026, and on March 18, 2026, to consider this Second Amendment, and found that this Second Amendment will further the objectives of the Community Planning Act, and that the development contemplated and permitted by this Second Amendment is consistent with the Marion County Comprehensive Plan and County LDR.

NOW, THEREFORE, in consideration of the mutual covenants contained herein (which are incorporated herein by reference), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Development Uses Permitted**. Paragraph 3.1 of the Original Agreement, as amended by paragraph 2 of the First Amendment, is further amended to read as follows:

3. **Development Uses Permitted**.

3.1 The development uses permitted on the Property pursuant to the Golden Ocala Approvals are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

2. **Traffic Management.**

2.1. Definitions:

2.1.1. Traffic Management Plan - "Traffic Management Plan" means a written operational plan describing how traffic associated with events at the WEC will be managed before, during, and after such events. The Traffic Management Plan shall identify anticipated event attendance levels, expected traffic volumes, ingress and egress routing, parking operations, coordination with law enforcement and emergency services, staffing assignments for traffic control personnel, use of

dynamic message boards or other traveler information systems, and contingency procedures for incidents, congestion, or roadway blockages. The Traffic Management Plan may incorporate one or more Traffic Control Plans necessary to implement specific traffic control operations on public roadways. The Traffic Management Plan shall be prepared in general accordance with a Traffic Demand Management study accepted by the County.

2.1.2. Traffic Control Plan – "Traffic Control Plan" means a plan or set of drawings signed and sealed by a professional engineer licensed in the State of Florida depicting the temporary traffic control devices, roadway lane configurations, signage, barricades, cones, variable message boards, law enforcement traffic posts, and other traffic control measures required to safely manage traffic on public roadways during events. The Traffic Control Plan shall conform to the applicable provisions of the Manual on Uniform Traffic Control Devices (MUTCD) and applicable County standards.

2.2. Owner shall comply with the provisions of this paragraph 2 concerning traffic management for all events at the WEC that are likely to necessitate traffic management methods that involve private use of public right-of-way.

2.3. No later than three months after the date this Amendment becomes effective under paragraph 6.2, Owner shall apply for a Right-of-Way Utilization Permit ("RUP") pursuant to Section 2.22.1. of the County Land Development Code to the County Engineer. The application shall include a Traffic Management Plan and Traffic Control Plan, signed and sealed by a professional engineer licensed in the State of Florida, identifying the proposed traffic management strategies, temporary traffic control devices, personnel assignments, and operational procedures necessary to safely manage traffic associated with events requiring the use of public right-of-way.

2.4. The County Engineer shall review the application and, upon acceptance of it, the County Engineer shall issue a RUP with conditions that may include the following, as determined by County Engineer:

2.4.1. The incorporation of one or more of the traffic management measures recommended in the *World Equestrian Center Traffic Demand Management Study* ("Traffic Management Study") dated October 18, 2025, as hereafter accepted by County Engineer.

2.4.2. The establishment of different levels of events based on the number and size of such events, and particularly the number of people or trips expected during a particular time period. The conditions shall establish the traffic management measures required by Owner for each level of event.

2.4.3. Contact information for an individual at the WEC with whom County Engineer or designee can communicate in the event of traffic problems during events.

2.4.4. The Traffic Management Plan and Traffic Control Plan submitted with the RUP shall identify operational procedures, traffic control devices, law enforcement coordination, and personnel required for implementation of traffic management during events, and shall be prepared in accordance with applicable standards,

including the Manual on Uniform Traffic Control Devices (MUTCD), and shall be signed and sealed by a professional engineer licensed in the State of Florida.

2.5. The RUP shall address traffic management measures and not additional traffic improvements.

2.6. The RUP shall contain provisions for Concert Uses as set forth in paragraphs 3.3 through 3.5.

2.7. Each RUP shall be for a duration of one (1) year, and may be renewed, or a new RUP obtained, for subsequent years. As part of each renewal, Owner shall submit an updated Traffic Management Plan and Traffic Control Plan, signed and sealed by an active professional engineer licensed in the State of Florida, reflecting anticipated event schedules, event levels, and any operational adjustments based on prior event experience. The County Engineer may require interim updates to the accepted plan if changes in event size, event frequency, or observed traffic operations warrant revisions.

2.8. If Owner and County Engineer are not able to agree upon the RUP conditions, Owner may request the County Commission to resolve the dispute.

2.9. It is not necessary to amend this Agreement, including paragraph 3, to issue or renew RUPs.

3. **Concert Uses**.

3.1. Paragraph 10 of the Original Agreement, and paragraph 6.2.2.b.1). of paragraph 6.2 of the Original Agreement, as amended by paragraph 5 of the First Amendment, are hereby deleted.

3.2. The WEC may be utilized for Concert Uses pursuant to the provisions of this paragraph 3.

3.3. Concert Uses may be held pursuant to a RUP and subject to the conditions of the RUP.

3.4. The RUP for the initial year shall:

3.4.1. Limit the number of Concert Uses for all facilities on the WEC that they are permitted for Concert Use by the PUD approved for the WEC to 8 per year; such limit shall apply to the Grand Outdoor Arena and Plaza or World Equestrian Center Stadium, (as such locations are depicted on Sheet 09.01 of the approved PUD Plan), and any indoor Concert Uses. After the initial year, RUPs for subsequent years may increase the number of such Concert Uses permitted based on operational experience and traffic conditions if accepted by the County Engineer and accepted by the County Administrator, however in no instance shall those concerts exceed 24 per year. For purposes of this paragraph, each individual day on which a Concert Use occurs shall count as one Concert Use, regardless of whether multiple performances involve the same artist, event promoter, or ticketed series.

3.4.2. Preclude more than two (2) Concert Uses taking place simultaneously, including the Grand Outdoor Arena and Plaza, the World Equestrian Center Stadium, and any indoor Concert Uses. RUPs for subsequent years may modify this provision

based on operational experience and traffic conditions if accepted by the County Engineer and approved by the County Administrator.

3.4.3. Concert Uses shall not be scheduled on more than two (2) consecutive days. Concert Uses scheduled for more than two (2) consecutive days shall require a special event permit pursuant to Article III of Chapter 10 of the County Code.

4. **Further Amendment to Agreement.**

4.1. Among other things, the Current Agreement concerns transportation concurrency and related matters.

4.2. In connection with the 2026 WEC Approvals, Owners submitted a *WEC Sports Complex Traffic Impact Analysis* (the "Traffic Study") prepared by Kittelson & Associates. County has approved the Traffic Study.

4.3. Within eight (8) months after the Second Amendment Effective Date, Owner shall submit to County a further amendment, or a new agreement, (either, the "Third Amendment") addressing the impact of the 2026 WEC Approvals on the County transportation system as well as additional issues deemed appropriate by Owner and County, and shall thereafter pursue approval of such Third Amendment with due diligence.

5. **Adopted Pursuant to Florida Local Government Development Agreement Act**. This Second amendment has been adopted pursuant to the "Florida Local Government Development Agreement Act" (codified at Sections 163.3220 through 163.3243, Florida Statutes (2025)).

6. **General Provisions**.

6.1. Notices. Paragraph 9.1 of the Original Agreement, as amended by paragraph 12.1 of the First Amendment, is further amended to read as set forth herein:

6.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under the Amended Agreement shall be in writing (including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this Second amendment Paragraph 6.1:

6.1.1.1. If to County: County Administrator, 601 SE 25th Avenue, Ocala, FL 34471; Email: Mounir.bouyounes@marionfl.org.

a. With a copy to: County Planning Director, 2710 E. Silver Springs Boulevard, Ocala, FL 34470; Email: chuck.varadin@marionfl.org.

b. With a copy to: County Attorney, 601 SE 25th Avenue, Ocala, FL 34471; Email: matthew.minter@marionfl.org.

6.1.1.2. If to Owner: Attn: Corporate Legal Department, 600 Gillam Road, Wilmington, Ohio 45177; email: none (do not use email for this address);

a. With a copy to: Don DeLuca, 7290 College Parkway, Suite 400, Fort Myers, FL 33907; email: ddeluca@rlcarriers.com.

b. With a copy to: W. James Gooding III, 1531 SE 36th Avenue, Ocala, FL 34471; email: jgooding@lawyersocala.com.

6.1.2. Each such Communication shall be deemed delivered:

6.1.2.1. On the date of delivery if by personal delivery with signed receipt thereof;

6.1.2.2. On the date of email transmission if by email (subject to Second amendment Paragraph 6.1.5); and

6.1.2.3. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.

6.1.2.4. Notwithstanding the foregoing, service by personal delivery delivered, or by email sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday, or legal holiday.

6.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with Second amendment Paragraph 6.1.2.

6.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.

6.1.5. Concerning Communications sent by email:

6.1.5.1. The Communication shall not be deemed to have been delivered if the sender receives a message from the sender's or the recipient's internet service provider or otherwise that the email was not delivered or received but, if the email was sent by the sender on the last day of a deadline or other time period established by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

6.1.5.2. If the sender receives an automatic reply message indicating that the recipient is not present to receive the email (commonly referred to as an "out of the office message"), the email shall not be deemed delivered until the recipient returns but, if the email was sent by the sender on the last day of a deadline or other time period established

by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

6.1.5.3. Any email that the recipient replies to, or forwards to any person, shall be deemed delivered to the recipient.

6.1.5.4. The sender must print the email to establish that it was sent (though it need not do so at the time the email was sent); and

6.1.5.5. The sender shall maintain the digital copy of the email in its email system for a period of no less than one year after it was sent.

6.2. Effective Date. This Second Amendment shall become effective upon the later of the following:

6.2.1. The recording of the fully executed Second Agreement in the Public Records of Marion County, Florida, as set forth in Section 163.3239, Florida Statutes; or

6.2.2. The date that the 2026 WEC Approvals become effective under applicable law including, without limitation, Section 163.3184, Florida Statutes.

7. **Effect on Current Agreement.** Except as expressly set forth herein, the Current Agreement is not amended or modified. All references herein or in the Current Agreement to "this Second amendment," "the Agreement," or similar terms shall be deemed to refer to the Amended Agreement.

THEREFORE, the Parties have executed this Second Amendment as of the Effective Date.

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SIGNATURES START ON NEXT PAGE

MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners

By: _____
Carl Zalak, III, Chairman

ATTEST:

_____
Gregory C. Harrell, Clerk of Court and Comptroller

For use and reliance of Marion County only, approved as to form and legal sufficiency:

_____
Matthew Guy Minter, County Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by Carl Zalak, III, as Chairman of the Board of County Commissioners of Marion County, Florida, a political subdivision of the State of Florida, on behalf of the County.

_____
Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Equestrian Operations, L.L.C., an Ohio limited liability company

_____
Witness

By: _____
_____
as _____

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Equestrian Operations, L.L.C., an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company

By: _____

_____

as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

R.L.R. Investments, LLC, an Ohio limited liability company

_____
Witness

By: _____
_____
as _____

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of R.L.R. Investments, LLC, an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Roberts Development Corporation, an Ohio corporation

By: _____

_____

as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Roberts Development Corporation, an Ohio corporation, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

P:\JG\RLR\Sports Facilities\Entitlements\Concurrency K\Second Amendment to Concurrency K 2-26-26 Rev.docx

KITTELSON & ASSOCIATES

WORLD EQUESTRIAN CENTER TRAFFIC DEMAND MANAGEMENT STUDY

Marion County, Florida

October 22, 2025

Conclusions and Recommendations

The purpose of this study is to evaluate the existing and future conditions of high event days at the WEC, recommending countermeasures to mitigate operational and safety issues on private and public roadways in the area. Traffic circulation, operations, and safety can be improved by implementing these countermeasures, allowing large WEC events to continue to operate smoothly. Recommendations are proposed in the following three areas:

Traffic Operations

- To reduce delay at the intersection of NW 80th Avenue/SR 40, reconfigure the signal for the southbound left-turn movement to allow for protected + permissive phasing, construct right-turn lanes for the southbound and northbound movements, and increase the cycle length to 150 seconds.
- Extend the existing northbound and southbound left-turn pockets at the NW 80th Avenue/SR 40 intersection to meet current and future traffic demands.
- Modify access points on SR 40 to have full access/signalized intersection at NW 87th Ct Rd and two directional access points at NW 92nd Ave Rd and SR 85th Ave/NW 1st St Rd.

Maintenance of WEC Traffic – Staffing and Equipment

- Place available portable variable message signs in strategic locations surrounding the development to direct drivers toward one of the four alternate entrances.
- Deploy additional staffing and signage to direct drivers to open parking spaces throughout the development to improve internal circulation and reduce driver frustration.
- Continue dedicating all four lanes of the main entrance to inbound traffic during peak events, also delploying additional staff to each lane to more efficiently perform parking transactions and process the queue.

External Communications

- Employ an external communications campaign using social media, the WEC web site, and emails to help visitors plan in advance to use one of the four alternate entrances.
- Use partner programs to provide updated information for guests using GPS to access facilities.

FLORIDACOMMERCE

Ron DeSantis GOVERNOR
J. Alex Kelly SECRETARY

October 3, 2025

The Honorable Kathy Bryant
Chair, Marion County
Board of County Commissioners
601 SE 25th Avenue
Ocala, Florida 34471

Dear Chair Bryant,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Marion County (Amendment No. 25-01DRI), which was received on August 4, 2025. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce findings concerning the amendment. FloridaCommerce has identified an objection and has included recommendations regarding measures that can be taken to address the objection.

The County should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for final adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | Twitter: @FLACommerce

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

FloridaCommerce staff is available to assist the County to address the objection. If you have any questions related to this review, please contact Avian Williams, Planning Analyst, by telephone at (850)-717-8504 or by email via Avian.Williams@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/aw

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Christopher Rison, Senior Planner, Marion County Growth Services
Kenneth Weyrauch, Deputy Director, Marion County Growth Services
John Patterson, Planner III, East Central Florida Regional Planning Council

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Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Marion County 25-01DRI

The Florida Department of Commerce ("FloridaCommerce") has identified an objection regarding Marion County's (the "County") proposed comprehensive plan amendment. The objection is provided below, along with recommended actions the County could take to resolve issues of concern. If the County adopts the plan amendment without adequately addressing the objection, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the County to address the objection.

I. Objection:

Objection 1: Lack of Demonstrated Data and Analysis

The proposed amendment is not supported with adequate data and analysis and is not based upon surveys, studies and data regarding the text amendment including the availability of water supplies, public facilities and services as required in section 163.3177(6)(a), 163.3177(6)(b) and 163.3177(6)(c), F.S. The County did not demonstrate the impacts of the increased development potential on public facilities and did not identify the public facility improvements needed for the increased development potential allowed by the proposed amendment. The County also did not demonstrate that the improvements have been included in the comprehensive plan and have been adequately planned for as required in section 163.3177(1)(f), F.S.

Statutory Authority: 163.3177(1)(f), 163.3177(2), 163.3177(3), 163.3177(6)(a), 163.3177(6)(b), and 163.3177(6)(c), 163.3184(2), and 163.3184(4), F.S.

Recommendation: Amendment 25-01DRI proposes to allow sports facilities within the World Equestrian Center and increases the development entitlements for non-residential uses. Considering the potential increase in development potential, the County should clarify which project description will be the affective controlling land use description for the site. The County must support the amendment with adequate data and analysis to demonstrate the effects of the increased development potential on public facilities. They must also identify public facility improvements needed for the land use allowed by the proposed amendment and demonstrate that the improvements have been included in the Comprehensive Plan. The amendment must be based upon surveys, studies and data regarding the amendment stie, including the availability of water supplies, public facilities, and services.

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

Harris, Donna

From:	Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent:	Friday, August 29, 2025 4:57 PM
To:	DCPexternalagencycomments
Cc:	Rison, Christopher; kenneth.weyrauch@marionfl.org; Williams, Autumn
Subject:	[EXTERNAL] - Marion County proposed comprehensive plan amendments 25-01DRI and 25-02DRI
Attachments:	RE: Marion County 10 Year WSP; RE: Marion County 10 Year WSP; Marion County 10 Year WSP

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

Dear Mr. Stansbury and Ms. Harris,

St. Johns River Water Management District (SJRWMD) staff have reviewed Marion County proposed comprehensive plan amendments 25-01DRI and 25-02DRI in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, SJRWMD staff have no comments on the proposed amendment. Please note that the County is within the boundaries of both the SJRWMD and Southwest Florida Water Management District. The Southwest Florida Water Management District will provide their comments in a separate response.

However, as a reminder, SJRWMD approved the 2022 Central Springs/East Coast Regional Water Supply Plan (CSEC RWSP) in February 2022. Subsequently, in accordance with Section 163.3177(6)(c)4, *Florida Statutes*, the County was required to adopt an updated Water Supply Facilities Work Plan (WSFWP) and related comprehensive plan amendment within 18 months of approval of the 2022 CSEC RWSP (i.e., by August 2023). Although SJRWMD and County representatives had previously coordinated on the County's efforts to adopt an updated WSFWP, the last point of related communication received by SJRWMD on that effort was in December 2023 (see attached emails). Therefore, SJRWMD is also providing this reminder about the requirement for the County to adopt an updated WSFWP and related comprehensive plan amendment.

If you have any questions or need additional information, please contact me. Please note that all proposed and adopted comprehensive plan amendments can be submitted to SJRWMD by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
Email: sfitzgib@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

www.sjrwmd.cc

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this link

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at http://www.sjrwmd.com/lobbyist/

Southwest Florida Water Management District
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

An Equal Opportunity Employer

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

John R. Mitten
Chair, Hernando, Marion
Jack Bispham
Vice Chair, Manatee
Ashley Bell Barnett
Secretary, Polk
John E. Hall
Treasurer, Polk
Ed Armstrong
Former Chair, Pinellas
Kelly S. Rice
Former Chair, Citrus, Lake, Levy, Sumter
Michelle Williamson
Former Chair, Hillsborough
Josh Gamblin
DeSoto, Hardee, Highlands
James Holton
Pinellas
Dustin Rowland
Pasco
Robert Stern
Hillsborough
Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

August 27, 2025

Ms. Yazmin Valdez, Deputy Bureau Chief
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

Subject: **Marion 25-1DRI**

Dear Ms. Valdez:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment. We are not forwarding any comments for consideration.

We appreciate this opportunity to participate in the review process. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or james.golden@watermatters.org.

Sincerely,

James J. Golden, AICP
Senior Planner

JG
cc: Kenneth Weyrauch, Marion County

Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720

JARED W. PERDUE, P.E.
SECRETARY

August 27, 2025

Ms. Donna Harris
Senior Plan Processor
Florida Commerce, Bureau of Comprehensive Planning
107 East Madison – MSC 160
Tallahassee, Florida 32399-4120

Subject: Marion County Proposed Comprehensive Plan Amendment 25-01DRI

Dear Ms. Harris,

Pursuant to Section 163.3184(4), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed text amendment Marion County 25-01DRI.

The proposed Large-Scale Comprehensive Plan Amendment, identified as Amendment #25-L01(D), proposes revisions to four components of the Future Land Use Element (FLUE), specifically Policy 2.1.28, Table 2-1, Policy 10.5.1, and Map 15.h. This amendment was submitted concurrently with Marion County 25-02DRI (25-L02). The following is a summary of the proposed text changes:

- FLUE Policy 2.128 – World Equestrian Center (WEC); Revise the future land use designation definition to increase the range of potential uses within the land use to include indoor and outdoor sports facilities and event venues for areas subject to the land use designation in the County's designated Urban Area.
- FLUE Table 2-1 – Summary of Future Land Use Designations; Revise the table to reflect the additional uses enabled by revisions to the WEC future land use designation
- FLUE Policy 10.531 – Golden Ocala (DRI): Increase the maximum development amounts for some identified uses and revise the method of assessing development eligibility amounts for other uses within the development.
- FLUE Map 15.h – Golden Ocala, Proposed DRI: Revise the Golden Ocala functional DRI map to identify the revised arrangement of adopted and enabled land uses.

We appreciate the opportunity to review the proposed amendment. Please transmit a copy of the amendment, along with the supporting data and analysis, to the District upon its adoption. The Department reserves the right to comment if the proposed amendment changes between transmittal and adoption.

Thank you for coordinating the review of this proposed amendment with FDOT. If you have any questions, you may contact me at 386-943-5457 or by email at james.rodriguez@dot.state.fl.us.

Sincerely,

James Rodriguez
Systems Planning Coordinator

cc: Tiffany Hill, FDOT
Steven Buck, FDOT
Jennifer Carver, FDOT

Harris, Donna

From:	Baysinger, Samantha <Samantha.Baysinger@MyFWC.com>
Sent:	Wednesday, August 27, 2025 11:35 AM
To:	Kenneth.Weyrauch@marionfl.org
Cc:	Conservation Planning Services; Hannan, Catherine; DCPexternalagencycomments; Gruver, Pamela
Subject:	[EXTERNAL] - FWC's Comments on Marion County 25-01DRI (Golden Ocala DRI Text)

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

Dear Mr. Weyrauch,

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Samantha Baysinger
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
(850) 354-3578

Marion County 25-01DRI_63610

Harris, Donna

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, August 29, 2025 2:47 PM
To: DCPexternalagencycomments
Cc: Plan_Review
Subject: [EXTERNAL] - Marion County 25-01DRI Proposed

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth

Re: Marion County 25-01DRI – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2026-22331 **Agenda Date:** 3/18/2026 **Agenda No.:** 1.2.2.

SUBJECT:
25-L02 - Golden Ocala Equestrian Land, LLC, et. al., requests a Comprehensive Plan Large-Scale Map Amendment to Change the Future Land Use Designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC), on Parcel Account Numbers including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03, Multiple Address and/or No Addresses Assigned

INITIATOR:
Kenneth Weyrauch, Deputy Director

DEPARTMENT:
Growth Services

DESCRIPTION/BACKGROUND:
Applicant, W. James Gooding III, Esq., on behalf of the Owner, Golden Ocala Equestrian Land, LLC, has filed a Comprehensive Plan Large-Scale Future Land Use Map Series (FLUMS) Amendment Application to change the future land use designation of a ±250.86-acres. The property includes Parcel Account Number 21081-048-00 and portions of several other parcels. The applicant seeks to change the property's future land use designation from Low Residential (LR) to World Equestrian Center (WEC). The intention of this Amendment is to expand the Urban Area portion of WEC designated lands to enable outdoor and indoor sports and event facilities in the existing WEC Complex development. The proposed sports-related uses will include indoor and outdoor arenas, outdoor fields for baseball, soccer, softball, football, or polo uses, a sports entertainment venue area, parking, seating, etc.

As a Large-Scale Amendment, three public hearings are required. The first hearing was held by the Planning and Zoning Commission (P&Z) on June 30, 2025, that recommended approval of the Amendment. The second hearing was held by the Board of County Commissioners on July 21, 2025, that transmitted the Amendment for state and regional agency reviews. The FloridaCommerce Department assembled the agency reviews and has provided an objection to the Amendment for a lack of demonstrated public facilities. The developer has provided a supporting analysis in response to the objection, including information from Marion County Utilities that capacities and services are available for the proposed Amendment. Further, a Traffic Impact Analysis has been completed identifying that limited network deficiencies have been identified and a concurrent Development Agreement Amendment (25-DM01) to be considered with the Amendment establishes a timeframe for the completion of an additional Development Agreement Amendment to reflect final determinations for transportation improvements and proportionate share provisions that may also reflect ongoing area transportation network improvements currently commencing (widening NW 70th /80th Ave/Rd and new NW 49th Street connection between CR Hwy 225A and NW 44th Avenue).

This hearing represents the third and final public hearing wherein the Board of County

Commissioners shall make findings related to the Amendment and determine to adopt as requested, adopt with revisions, or deny the Amendment. The Board may further propose continuing the request with the consent of the applicant, subject to a mutual Agreement with the applicant.

There are three other concurrent applications with this Amendment: 25-L01 - Comprehensive Plan Large-Scale Text Amendment, 250606ZP - PUD Amendment, and 25-DM01 - Development Agreement Amendment. *This application is dependent on approval of Amendment 25-L01, in the event 25-L01 is not approved or is approved with changes, this and the other applications may not be consistent with the Comprehensive Plan and may not be eligible for approval and may require denial of those applications as currently proposed, unless withdrawn by the applicant, or revisions to ensure compliance with the revised changes adopted.*

BUDGET/IMPACT:
None

RECOMMENDED ACTION:
Staff recommend the Board accept the recommendation and findings of staff and adopt the accompanying Ordinance to adopt the Amendment Application 25-L02.

Marion County
Board of County Commissioners
Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

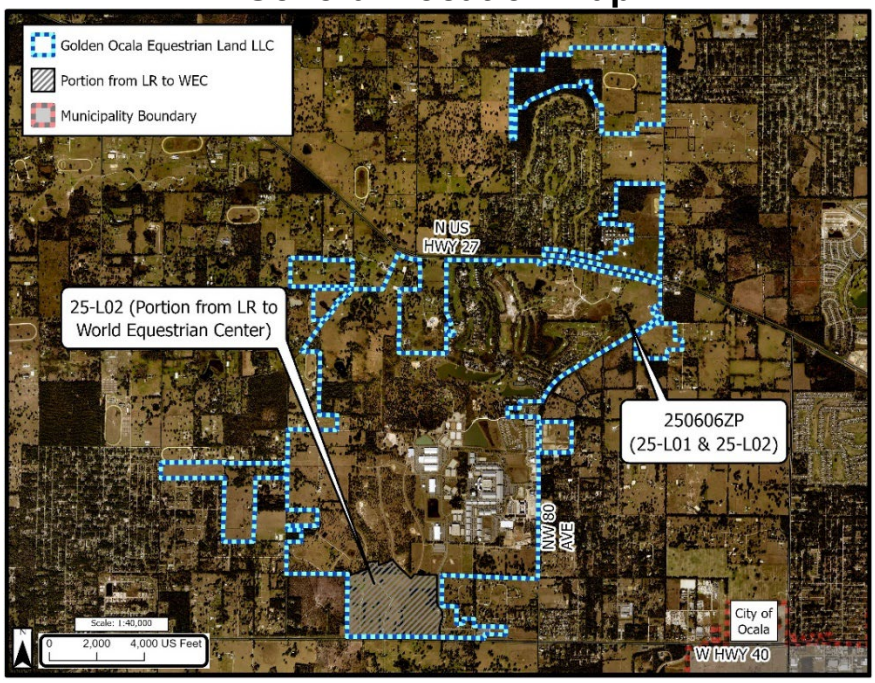
PLANNING & ZONING SECTION
STAFF REPORT

Hearing Dates	P&Z: 6/30/2025	BCC(T): 7/21/2025	BCC(A): 3/18/2026
Case Number	25- L02		
CDP-AR	32628		
Type of Case	**Comprehensive Plan Large-Scale Map Amendment:** Request to change future land use designation on ±250.86-Acres from Low Residential (LR) to World Equestrian Center (WEC)		
Owner	Golden Ocala Equestrian Land, LLC, et. al.		
Applicant	Gooding & Batsel, PLLC c/o W. James Gooding III		
Street Address	Multiple Address and/or No Addresses Assigned		
Parcel Number	Eight parcels including 21081-048-00, and portions of 21069-007-01, 21081-000001, 21081-001-00, 21087-001-00, 21087-001-02, 21065-000-00, and 21069-010-03		
Property Size	± 250.86 acres		
Future Land Use Designation	Low Residential (LR)		
Requested Future Land Use Designation	World Equestrian Center (WEC)		
Zoning Classification	Planned Unit Development (PUD)		
Overlay Zone / Scenic Area	Urban Growth Boundary, Secondary Springs Protection Zone, Opportunity Zone, portions of the land within FEMA Flood Plain Zone and Flood Prone Area		
Staff Recommendation	**APPROVAL**		
P&Z Recommendation	**APPROVAL**		
BCC Transmittal	**APPROVAL**		
Project Planner	Christopher Rison & Xinyi Cindy Chen		
Related / Concurrent Case(s)	• 25-L01 Comprehensive Plan Large-Scale Text Amendment • 250606ZP PUD Amendment • 25-DM01 Development Agreement Amendment		

I. ITEM SUMMARY

Applicant, W. James Gooding III, on behalf of the Owner, Golden Ocala Equestrian Land, L.L.C., has filed a Large-Scale Future Land Use Map Series (FLUMS) amendment application to change the land use designation of a total ±250.86-acre land. The applicant seeks to change the Future Land Use designation from Low Residential (LR) to World Equestrian Center (WEC) land use. The intention of this Large-Scale FLUMS amendment is to be able to expand WEC land use and include sport facilities in the development (see Attachment A). The proposed uses will include an indoor/outdoor sports/event/expo facilities to include outdoor fields for baseball, soccer, softball, football or polo uses, sports entertainment/expo venue areas, parking, along with supporting services. There are three other concurrent applications: 25-L01 Comprehensive Plan Large-scale Text Amendment, 250606ZP PUD Amendment, and 25-DM01 Developers Agreement, and this Amendment is dependent upon approval of Amendment 25-L01, wherein if that Amendment is not approved, this Amendment will not be eligible for approval as requested. Figure 1, below, is an aerial photograph showing the general location of the subject property.

Figure 1
General Location Map



II. STAFF SUMMARY RECOMMENDATION

Staff is recommending the **APPROVAL** of the Large-Scale Future Land Use Map Series (FLUMS) Amendment because it **is conditionally consistent** with Land Development Code Section 2.3.3.B, which requires amendments comply and be consistent with the Marion County Comprehensive Plan as well as the provisions of Chapter 163, Florida Statutes. Based on staff's analysis, the request of change Land Use from existing Low Residential (LR) to World Equestrian Center (WEC) complies with Marion County Comprehensive Plan Policy 2.1.28: World Equestrian Center (WEC), **contingent upon the approval of Comprehensive Plan Large-Scale Text Amendment (25-L01).**

III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Section 3.5.3.A and B as listed in following Table A. As of the issuance of this report, staff has received 24 letters of opposition to the requests related to the Golden Ocala - World Equestrian Center applications.

TABLE A. PUBLIC NOTICE SUMMARY			
METHOD	**FORMAT**	**DATE**	**LDC Section**
Newspaper Legal Notice	Display Ad	Ad Run: 3/2/2026	3.5.3.A & 3.5.3.B(1)(b)
Sign	Large-Scale CPA	Posted: 3/5/2026 Attachment B	3.5.3.B(1)
300-foot Mail Notice	SPO Letter 277 - owners*	Mailed: 2/27/2026	3.5.3.B(2)
*SPO Letters distributed provided notice for both 25-L02 and 250606ZP; as such, a total of 277 owners received notice of 25-L02, including the 19 formal surrounding property owners.			

IV. BACKGROUND/PROPERTY HISTORY

A. *FLUMS history.* Figure 2 displays the current FLUMS designation of the subject property along with that of the surrounding properties. The ±250.86-acre subject property has a Low Residential (LR) future land use. The property owner is now seeking to amend the property's future land use designation to World Equestrian Center (Urban Area) in order to proceed with an alternative development plan for the property.

Figure 2
Current Future Land Use Map Designation

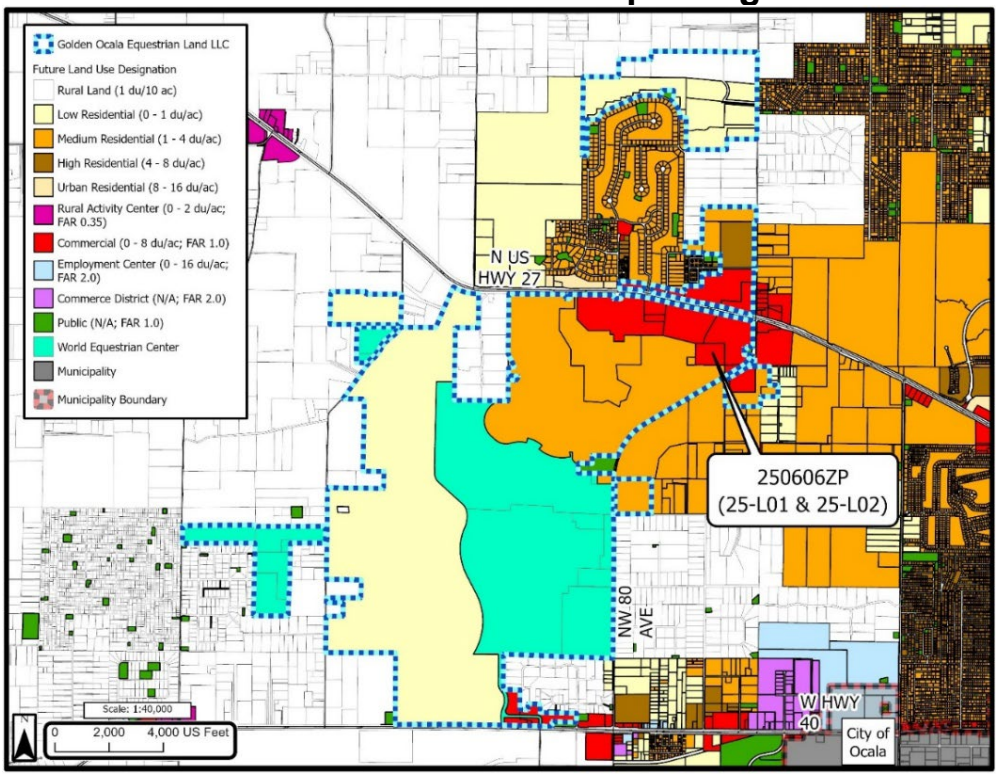
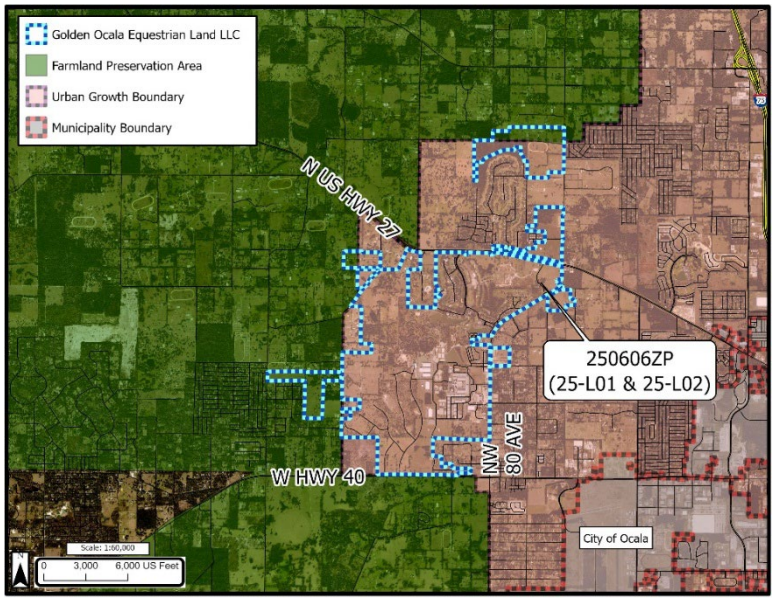


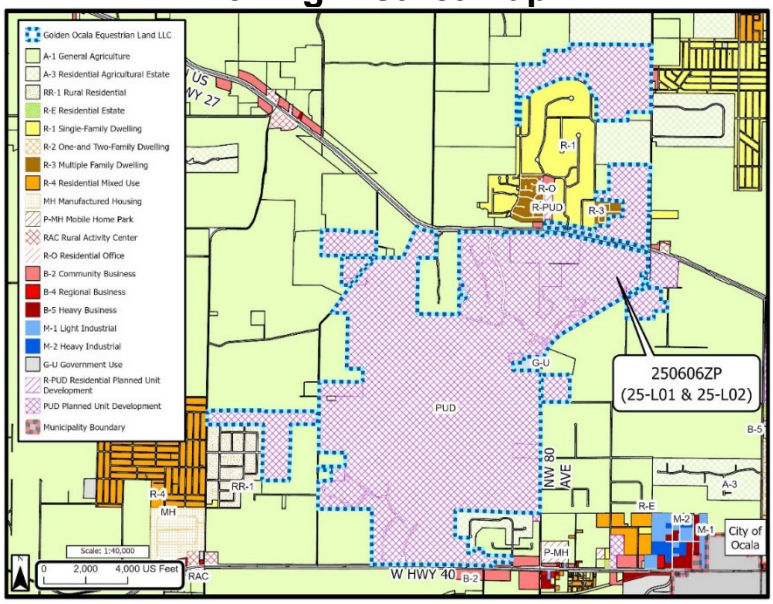
Figure 3 displays the current Farmland Preservation Area and Urban Growth Boundary with the existing Golden Ocala - World Equestrian Center development's boundaries. No changes to the boundaries of the Farmland Preservation Area or Urban Growth Boundary are proposed. The proposed Amendment area is located in the existing "Urban Area" portion of the development.

Figure 3
Farmland Preservation Area and Urban Growth Boundary



B. *ZDM history.* Figure 4 shows the subject property is currently zoned Planned Unit Development (PUD) as the property is part of the existing Golden Ocala - World Equestrian Center PUD. As noted previously, the site is the subject of a concurrent Rezoning Application requesting a PUD Amendment rezoning for the site.

Figure 4
Zoning District Map

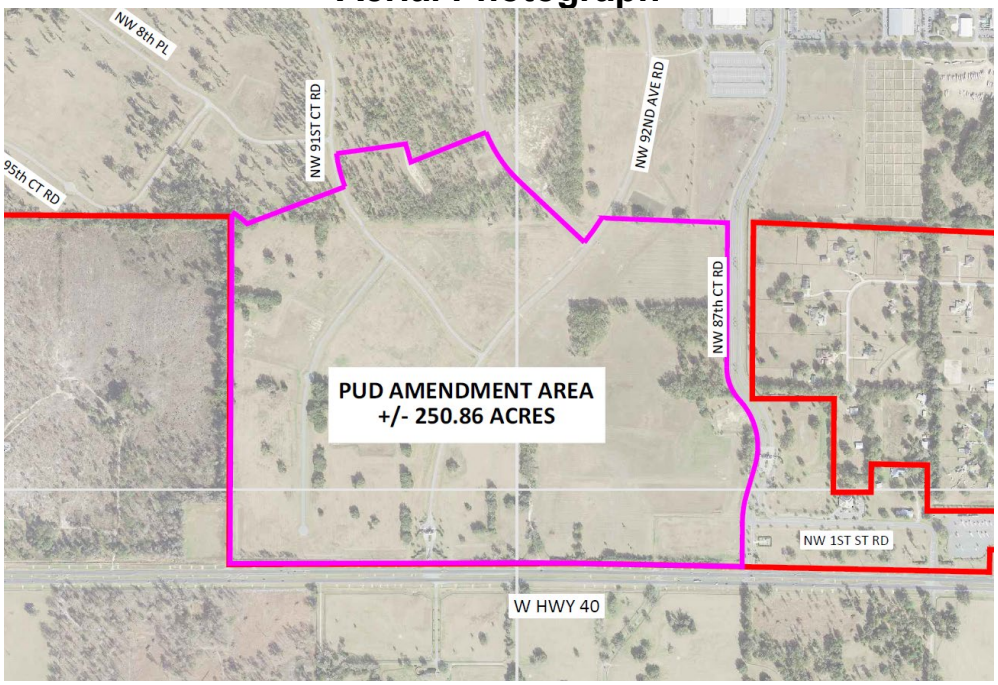


V. CHARACTER OF THE AREA

A. *Existing site characteristics*.

Figure 5, following, is an aerial photograph showing the subject property and the immediate surrounding area. The subject property has direct access from W Hwy 40, NW 92nd Avenue Road, and NW 87th Ct Road. Surrounding and adjacent properties are designated as World Equestrian Center (WEC), Low Residential (LR), and Rural Land (RL), and zoned Planned Unit Development (PUD) and General Agriculture (A-1). The immediate area predominantly consists of agricultural uses, single-family homes, and commercial. The subject parcel is currently undeveloped open fields with an existing gatehouse entry. The west part of the subject property is part of the World Equestrian Estates, Phase 1 (west of NW 92nd Avenue Road); however, a Plat Vacation Application (AR# 33013) to vacate the part corresponding to the subject property is currently in review.

Figure 5
Aerial Photograph



B. *Adjacent and surrounding land uses*.

Figure 6 is an aerial photo of the site and surroundings with various existing developments and subdivisions identified to provide further reference as to the site's location and surroundings.

Figure 6
Existing Surrounding Development

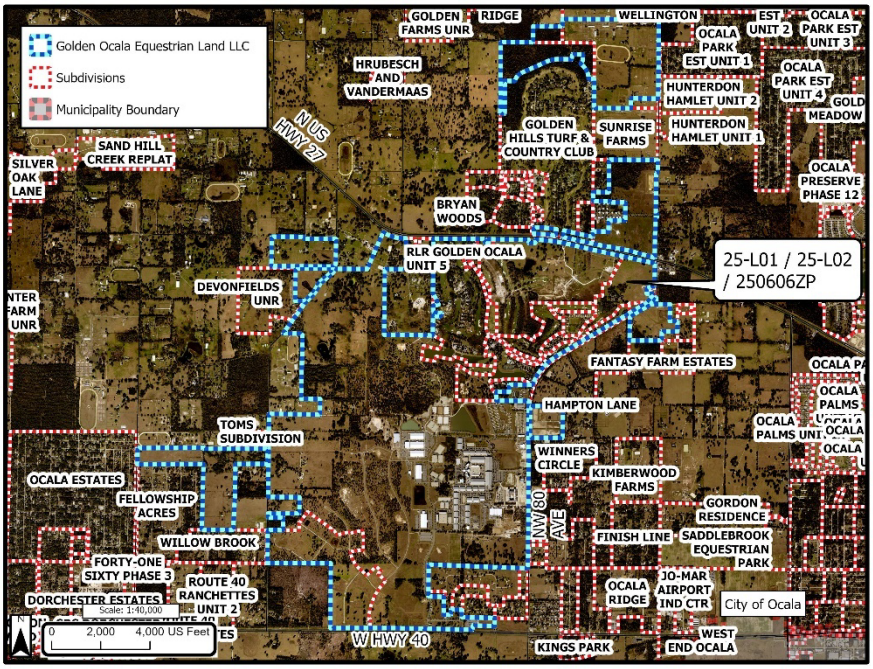


Figure 7 is a map based on the Marion County Property Appraiser's data showing the existing, adjacent, and surrounding land uses. The subject property is currently used for agricultural production, with surrounding parcels primarily used for agricultural production, single-family residential, commercial, and utility, either vacant or developed.

Figure 7
Existing and Surrounding Land Uses

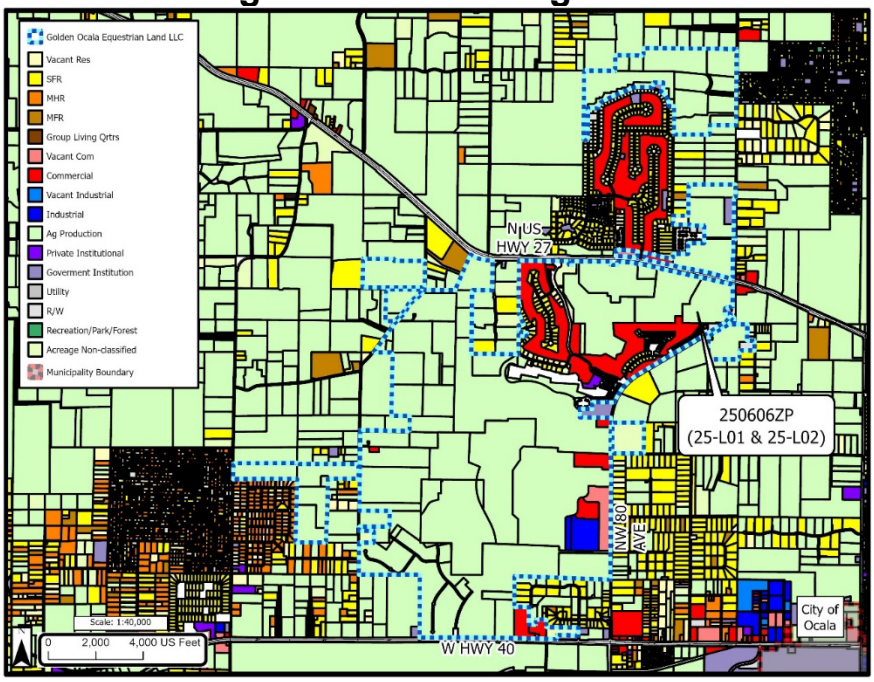


Table 1, following, displays the FLUMS, Zoning, and existing uses on the subject ±250.86-acre site and surrounding lands.

TABLE 1. ADJACENT PROPERTY CHARACTERISTICS			
Direction	**FLUM Designation**	**Zoning Classification**	**Existing Use Per Property Appraiser Property Use Code**
Subject Property	Low Residential (LR)	Planned Unit Development (PUD)	Ag Production
North	Low Residential (LR)	Planned Unit Development (PUD)	Ag Production
South	ROW Rural Land (RL)	ROW General Agriculture (A-1)	ROW Live Oak Stud Farm
East	World Equestrian Center (WEC)	Planned Unit Development (PUD)	Commercial, SFR
West	Rural Land (RL); Public (P)	General Agriculture (A-1)	Ag Production; Utility/FDOT DRA

C. *Project request*. Figure 8 depicts the FLUMS amendment proposed by this application. Approving the application would change the Low Residential (LR) land use designation to the World Equestrian Center (WEC) land use designation, permitting the subject parcels to allow various sport/venue/expo facilities in the development. The proposed uses will include an indoor/outdoor sports/event/expo facilities to include outdoor fields for baseball, soccer, softball, football or polo uses, sports entertainment/expo venue areas, parking, along with supporting services. The proposed overall development concept is shown in Figure 9 - Proposed Conceptual Plan (Attachment C). The applicant also filed concurrent applications including Comprehensive Plan Text Amendment to update definition and uses of WEC, Rezoning application from A-1 to PUD for the same purpose, and a Development Agreement.

Figure 8
Proposed FLUMS Designation

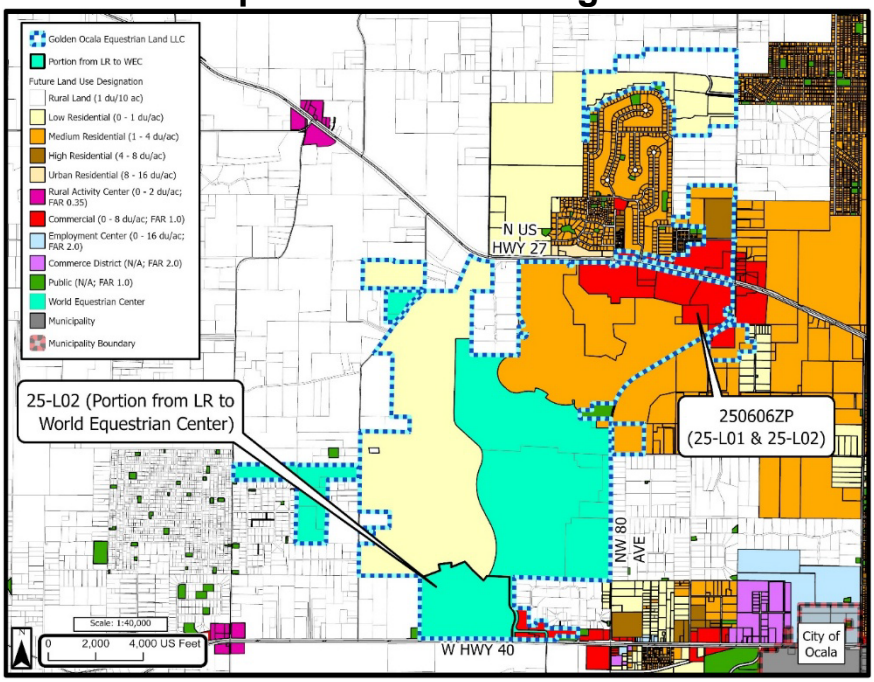
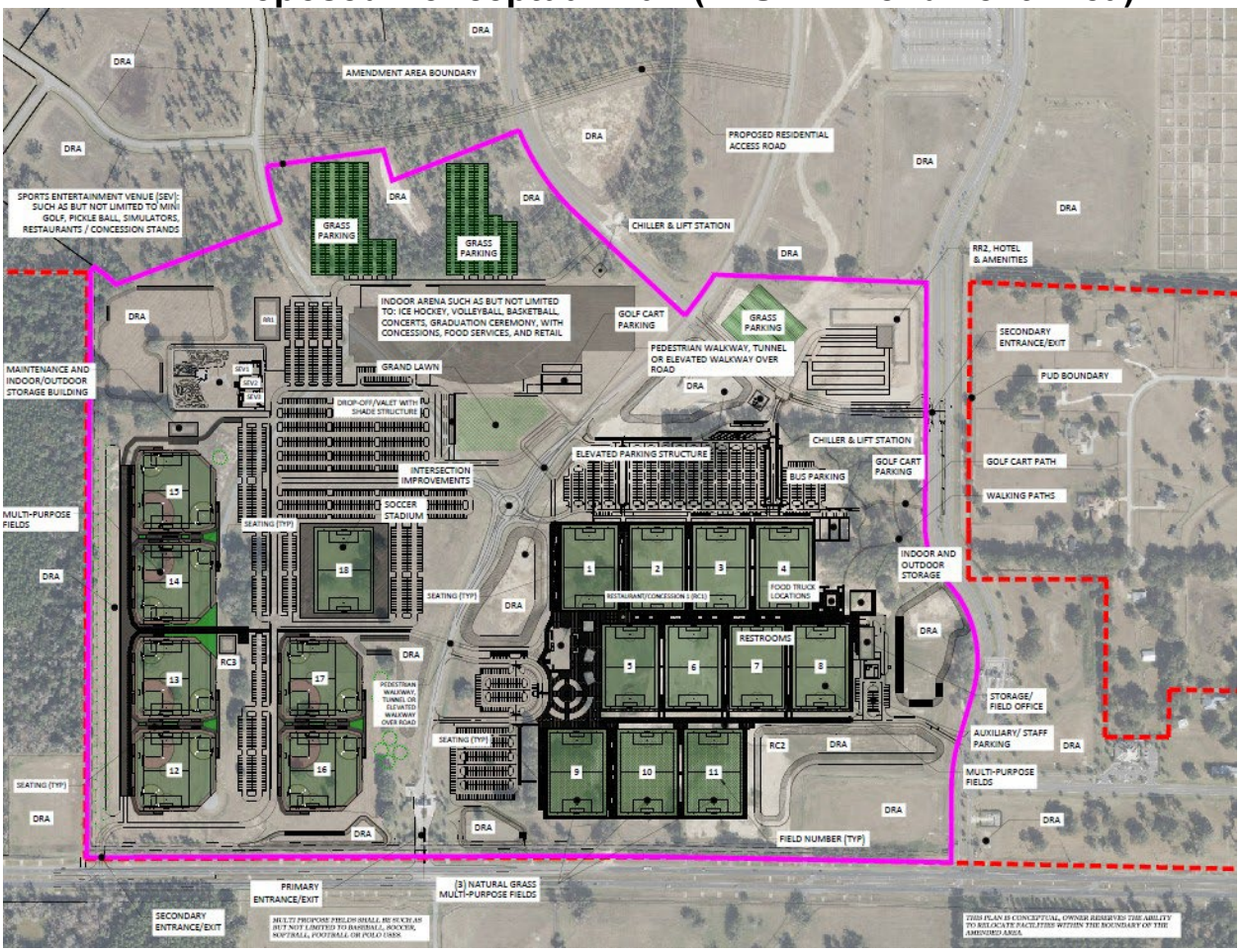


Figure 9
Proposed Conceptual Plan (FLUM Amendment Area)



VI. ANALYSIS

LDC Section 2.3.3.B requires a Comprehensive Plan Amendment Application to be reviewed for compliance and consistency with the Marion County Comprehensive Plan and Chapter 163, Florida Statutes. Staff's analysis of compliance and consistency with these two decision criteria are addressed below.

A. *Consistency with the Marion County Comprehensive Plan*

1. Future Land Use Element (FLUE).

a. FLUE Policy 1.1.3 on Accommodating Growth provides, "The County shall designate on the Future Land Use Map sufficient area in each land use designation to distribute development to appropriate locations throughout the county. Changes to the Future Land Use Map shall be considered in order to accommodate the existing and projected population and its need for services, employment opportunities, and recreation and open space while providing for the continuation of agriculture activities and protection of the environment and natural resources."

Analysis: Future Land Use Element (FLUE) Policy 1.1.3 requires accommodating projected population growth and associated land use needs such as employment, recreation, and services while maintaining agricultural activities and environmental protections. The proposed amendment to change ±250.86 acres from Low Residential (LR) to World Equestrian Center (WEC) aligns with this policy. The amendment helps redistribute growth into a location that is already within the Urban Growth Boundary (UGB) and adjacent to an established regional use, the existing WEC. The WEC designation allows for a mix of compatible land uses including equestrian, commercial, housing, and tourism-based facilities, which in turn promote employment opportunities and recreational services. Furthermore, the subject property is largely undeveloped and in agricultural use, meaning it is well-suited for integrated rural and recreational activities consistent with the intent of the WEC land use category. The proposed uses include sports facilities and open field venues that also provide opportunities for open space preservation and opportunities for community-focused development. Therefore, this amendment represents a balanced land use strategy that supports growth while respecting the County's planning goals related to rural character and environmental stewardship.

b. FLUE Policy 2.1.28 - World Equestrian Center (WEC), as proposed by concurrent Comprehensive Plan Amendment 25-L01, provides, "This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), *sports facilities* and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. *Examples of sports facilities include softball fields,*

soccer fields, indoor and outdoor arenas, and other recreational uses. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No 22-26 dated *June 21*, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC)."

Analysis: FLUE Policy 2.1.28 defines the purpose and parameters of the World Equestrian Center (WEC) land use designation, emphasizing support for equestrian-related development, mixed-use opportunities, and compatibility with both rural and urban contexts. The subject site lies within the Urban Growth Boundary (UGB) and adjacent to existing WEC-designated lands, making it a logical and appropriate expansion of the designation. The amendment would enable the applicant to increase the WEC-designation by ±250.86-acres and accommodate indoor/outdoor sports/event/expo facilities to include outdoor fields for baseball, soccer, softball, football or polo uses, sports entertainment/expo venue areas, parking, and other supporting services. The anticipated facilities would act to fulfill a market need identified by Marion County's Visitors and Convention Bureau and would enable the facilities to complement the other existing WEC facilities increasing opportunities for mutually compatible and complimentary activities - improving opportunities for internal capture while serving both the community and tourism-based functions.

Staff notes the current policy does not include sport facilities in the permitted uses as that is proposed by the applicant's concurrent Comprehensive Plan Text Amendment (25-L01) to allow these additional uses under the WEC designation (see underlined text above). **Contingent upon the approval of the Text Amendment application, the map amendment is conditionally consistent with the policy. However, if the Board does not approve the Text Amendment (25-L01), this Map Amendment shall not be considered consistent with the Comprehensive Plan.** The applicant is also requesting a PUD amendment application and an updated Development Agreement to ensure that future development will occur under a coordinated and master-planned process

consistent with Marion County's Land Development Code. Three concurrent cases are under staff's review and will be analyzed and recommended with staff comments and conditions. The proposed amendment supports the long-term vision of the WEC as a regional economic, recreational, and equestrian destination.

c. FLUE Policy 3.3.1 Elements of Rural Character in the Farmland Preservation Area - The County shall preserve and protect rural and equestrian/agricultural character within the Rural Lands, specifically the Farmland Preservation Area, by requiring that all appropriate future development activities within this Area preserve, support, and enhance the fundamental elements of rural character set forth below, and further requiring that all Zoning Changes and Special Use Permits within the Farmland Preservation Area be consistent with and preserve, protect, support, and enhance the rural, equestrian, and farmland character of the Farmland Preservation Area. The fundamental elements of rural character include the following:

1. Scenic Views: The viewshed of arterial and collector roadways in the Rural Area shall be protected from land clearing and other visual intrusions associated with development; such protections, however, shall not restrict the fundamental agricultural uses permitted within this Area.
2. Open Space Protection: Residential development options shall include incentives to promote the protection of open spaces.
3. Rural Lighting: In order to preserve the rural character of the area, artificial illuminating devices, emission of undesirable rays into the night sky, glare to oncoming traffic and intrusion of light onto adjacent properties shall be prevented to the greatest extent possible, as further defined in the LDC.
4. Transportation: Roadway design within the Rural Area shall be consistent with the principles of context sensitive design, which considers the relationship of land uses and all aspects of roadway design, including speed, travel lane width, access management, and landscaping. Where feasible, expansion or alteration of existing roadway corridors, including State Facilities, will be the preferred method to meet long-range transportation needs. New transportation corridors intended to be used specifically for the construction of expressways or limited access roadways within the Farmland Preservation Area shall be developed in such a way as to avoid negative impacts to vital farmlands, key environmental areas, and valuable open space so that transportation and land use are compatible with the rural character of the area. The development of any such corridor shall be closely coordinated with the Board of County Commissioners and County Staff.
5. Infrastructure: Other infrastructure including water and sewer utilities and stormwater facilities within the Rural Area shall reflect a rural level of service and shall not be modified to the point that it encourages or allows for urban development.

Analysis: Staff notes that this Large-Scale Comprehensive Plan Map Amendment is related to property within the Urban Growth Boundary that adjoins a parcel that is Rural Land also inside the Urban Growth Boundary that has a Rural Land future land use designation. Parts of the Golden Ocala development are located within the Rural Area and Farmland Preservation Area, however, no changes are proposed to those existing areas. The amendment site will enable facilities including sports/play fields resulting in alternative forms of open space which will require screening and buffering from the adjoining SR 40 and offsite properties. Lighting plans will be required to identify methods and extent of illumination for the sport/play fields to limit effects as provided by the LDC. Water & sewer facilities are available to the site and extension of the services to and within the site will be the responsibility of the developer. As such, staff recommends the Amendment is consistent with FLUE Policy 3.3.1

d. FLUE Policy 5.1.2 on Review Criteria – Changes to the Comprehensive Plan and Zoning Provides, “Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

1. Market demand and necessity for the change;
2. Availability and potential need for improvements to public or private facilities and services;
3. Allocation and distribution of land uses and the creation of mixed-use areas;
4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
5. Agricultural activities and rural character of the area;
6. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
7. Consistency with the UGB;
8. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
9. Compatibility with current uses and land uses in the surrounding area;
10. Water Supply and Alternative Water Supply needs; and
11. Concurrency requirements.

Analysis: FLUE Policy 5.1.2 establishes comprehensive review criteria to evaluate the appropriateness of proposed changes to the Future Land Use Map, including consistency with the Comprehensive Plan, compatibility with surrounding uses, and consideration of potential impacts to infrastructure, the environment, and rural character. The proposed amendment from Low Residential

(LR) to World Equestrian Center (WEC) meets these review criteria for several reasons.

First, the amendment is driven by demonstrated market demand to expand recreational and sports-based tourism infrastructure, specifically by enabling facilities such as an indoor arena, multi-sport fields, and entertainment venues in support of the growing World Equestrian Center brand. Second, the site lies within the Urban Growth Boundary (UGB) and adjacent to existing WEC-designated lands, ensuring logical allocation and distribution of land uses while avoiding leapfrog or sprawling development patterns. The project site is accessible from existing roadway infrastructure and located near County utilities, with future service to be addressed through the development review process.

The proposed uses are compatible with the character of the surrounding area, which includes agricultural, commercial, and equestrian-based uses. The amendment also preserves and integrates open spaces and equestrian character, helping maintain rural identity while allowing for public benefit through recreation and economic development. The project will comply with concurrency requirements and utility planning, including potable water and sewer needs.

The developer has provided a supporting analysis for the proposed Amendment (see Attachment D, March 2026) and concurrent Amendment 25-L02 that includes how public facilities capacities are available to support the proposed amendment and development. Included within the analysis is an availability and capacity confirmation letter from Marion County Utilities that currently operates both a water treatment and a wastewater treatment plants adjacent to, and somewhat surrounded by, the Golden Ocala development. Finally, for the actual development of service extensions to, into, and within the Golden Ocala development property, those costs are the responsibility of the developer, not Marion County or Marion County Utilities.

Based on this and the developer's analysis, the proposed amendment is **consistent** with FLUE Policy 5.1.2 in providing the opportunity to satisfy a community need that is an extension of the tourism driven focus of the site's existing facilities.

e. FLUE Policy 5.1.3 on the Planning & Zoning Commission (P&Z) provides, "The County shall enable applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County's Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board."

Analysis: This application was considered by the Planning & Zoning Commission on June 30, 2025. This application is consistent with FLUE Policy 5.1.3.

f. FLUE Policy 5.1.4 on Notice of Hearing provides, "[t]he County shall provide notice consistent with Florida Statutes and as further defined in the LDC."

Analysis: Public notice has been provided as required by the LDC and Florida Statutes, and therefore the application is being processed consistent with FLUE Policy 5.1.4.

2. Transportation Element (TE)

a. TE Policy 2.1.4 on Determination of Impact provides in part, "[a]all proposed development shall be evaluated to determine impacts to adopted LOS standards."

Analysis: Transportation Element (TE) Policy 2.1.4 requires that all proposed developments be evaluated for their impact on adopted Level of Service (LOS) standards. The proposed amendment to change ±250.86 acres from Low Residential (LR) to World Equestrian Center (WEC), along with the accompanying text amendments, introduces new land use entitlements including sports facilities, increased hotel capacity, and expanded event operations.

The developer has provided a supporting analysis for the proposed Amendment (see Attachment D, March 2026) and concurrent Amendment 25-L02 that includes how public facilities capacities are available to support the proposed amendment and development. Included within the analysis is an availability and capacity confirmation letter from Marion County Utilities that currently operates both a water treatment and a wastewater treatment plants adjacent to, and somewhat surrounded by, the Golden Ocala development. Finally, for the actual development of service extensions to, into, and within the Golden Ocala development property, those costs are the responsibility of the developer, not Marion County or Marion County Utilities.

The initial DRC Traffic Review (Attachment E, May 2025) raised concerns related to the project's potential impacts and did not support the proposed Amendment at that time. A Traffic Impact Analysis was submitted (TIA, Attachment F, AR 33436, October 2025, approved February 2026). The developer's TIA accompanies both this Amendment and concurrent Amendment 25-L02 and identifies a limited series of deficiencies are expected, and the developer will make proportionate share contributions for the finally defined deficiencies; a concurrent Chapter 163, F.S., Development Agreement Amendment (Agreement, see Attachment G, March 2026) is being considered for the Golden Ocala development, wherein that Agreement specifically establishes a maximum

timeframe of eight months for the developer to seek a new or further amended Development Agreement to address the proportionate share obligations based on the final outcomes of the each of the Amendment considerations.

In addition to the sports fields/facilities, the request proposes a 300 room increase for the maximum number of hotel rooms from 1,350 to 1,650. At present, only 642 rooms have been constructed, and 708 additional rooms remain under the current entitlement. The impacts of the additional hotel rooms have been addressed as a component of the TIA. A concurrent request to remove existing restrictions on concerts implemented via the project's Planned Unit Development (PUD) zoning and a concurrent Development Agreement was submitted. In response to concerns raised, a Traffic Demand Management Study (TDMS, see Attachment H, AR 33463, October 2025) has been submitted and a revised amendment to the Development Agreement regarding concerts is under consideration as referenced previously, which may be further revisited with the additional required Development Agreement is considered.

Based on this analysis, the proposed amendment is **consistent** with TE Policies and FLUE Policies in anticipation of the establishment of mechanisms to address how short- and long-term transportation system needs and improvements will be properly addressed and mitigated, as specified by the concurrent Development Agreement Amendment and its required subsequent amendment to be filed within eight (8) months.

3. Sanitary Sewer Element (SSE) and Potable Water Element (PWE)
   a. SSE Policy 1.1.1 provides in relevant part, "The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual OSTDS."
   b. PWE Policy 1.1.1 provides in part, "[t]he LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day."

   Analysis: The subject property lies within the Marion County Utility Service Area and is adjacent to the existing World Equestrian Center infrastructure. According to Marion County Utilities (MCU) comments, the site is eligible for utility service and currently falls under MCU's jurisdiction. While the existing infrastructure is proximate to the amendment area, all proposed connections and utility flows will be reviewed in detail at the time of site plan approval.

Marion County Utilities has reserved the right to evaluate the project's impacts on water and sewer capacity based on the specific nature and intensity of the proposed uses.

Although the utility mains may not currently extend to every part of the subject site, their presence within the service area indicates that centralized utility connections are feasible. If infrastructure is extended to the site before development occurs, connection to County utilities may be required in lieu of private well or septic systems. This is consistent with Marion County's policy direction that central utility connections should be prioritized where available.

However, until such time that infrastructure connections are confirmed or extended, the County will require site-specific coordination to ensure consistency with adopted LOS standards. At the time of this amendment, the proposal does not raise capacity concerns, but future phases will be subject to concurrency review and MCU determinations during development permitting.

Thus, the amendment is **consistent** with SSE Policy 1.1.1 and PWE Policy 1.1.1, provided that the applicant coordinates with Marion County Utilities during the development review process to confirm capacity availability and comply with connection requirements.

4. Solid Waste Element (SWE)
   a. SWE Policy 1.1.1 provides, "[t]he LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development."

      Analysis: The County has identified and arranged for short-term and long-term disposal needs by obtaining a long-term contract reserving capacity with a private landfill in Sumter County.

5. Stormwater Element (SE).
   a. SE Policy 1.1.4 provides, "[t]he demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice."

      Analysis: At the time of development order approval, the owner will need to demonstrate that post-development stormwater runoff can be accommodated by the stormwater facilities proposed during development review.

b. SE Policy 1.1.5 provides, "[s]tormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development."

Analysis: The owner/applicant is advised they will be responsible for funding the stormwater facilities with sufficient capacity to accommodate the post-development runoff.

7. Public School.
   a. No changes in the extent of residential development are anticipated for the project, as the focus of this Amendment is implanting non-residential activities. For reference, the following figures are provided on the 60th day for the 2024-2025 school year: College Park Elem (112.50%), Howard Middle (72.66%), and West Port High (120.18%).

8. Fire Rescue/emergency
   a. Fire Station #20, Golden Ocala, is located at 3600 NW 70th Avenue Road, Ocala, is ±2.5 miles northeast of the amendment site. Fire Station #20 is at the northern end of the overall Golden Ocala development, just south of US HWY 27, and it is currently undergoing expansion. Fire Station #12, Meadowood Farms, is located at 120 NW 110th Ave, Ocala, and is 3 miles east. The Comprehensive Plan does not establish a level of service standard for fire rescue/emergency services. Still, Marion County has established a 5-mile drive time from the subject property as evidence of the availability of such services. Based on the above, the fire rescue/emergency impacts would not affect the public interest and are consistent with this section.

B. *Consistency with Chapter 163, Florida Statutes*.
   1. Section 163.3177(6)(a)8 provides, "[f]uture land use map amendments shall be based upon the following analyses:
      a. An analysis of the availability of facilities and services.
      b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
      c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section."

      Analysis: Section A of this staff report included a detailed analysis of the availability of facilities and services and drew the following conclusions: The application **conditionally complies with and conforms** to F.S. Section 163.3177(6)(a)8 if the traffic concerns are ultimately addressed, subject to the adoption of concurrent Comprehensive Plan Amendment 25-L01 as noted.

VII. ALTERNATIVE ACTIONS

A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and

make a recommendation to the Board of County Commissioners to **APPROVE/APPROVE WITH CONDITIONS** the large-scale FLUMS amendment.

B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **DENY** the large-scale FLUMS amendment.

C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VIII. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission (PZC) enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **APPROVE** the proposed large-scale FLUMS amendment number 25-L02, **contingent upon the approval of Comprehensive Plan Large-Scale Text Amendment (25-L01)**, because the application **is consistent with:**

A. The Marion County Comprehensive Plan, specifically with:
   1. FLUE Policies 5.1.3, 5.1.4;
   2. SSE Policy 1.1.1;
   3. PWE Policy 1.1.1;
   4. SWE Policy 1.1.1; and
   5. SE Policy 1.1.4.

And conditionally complies with and conforms to:

A. The Florida Statutes, specifically with:
   1. F.S. Section 163.3177(6)(a)8.

B. The Marion County Comprehensive Plan, specifically with:
   1. FLUE Policies 2.1.28, 5.1.2;
   2. TE Policy 2.1.4;

IX. PLANNING & ZONING COMMISSION RECOMMENDATION - 6/30/2025

The Planning and Zoning Commission, based on a motion by Commissioner Behar with second by Commissioner Bonner, voted 4-0 to agree with staff's findings and recommendation, and recommend approval of the proposed Amendment 25-L02.

X. BOARD OF COUNTY COMMISSIONERS - TRANSMITTAL - 7/21/2025

The Board of County Commissioners, based on a motion by Commissioner Stone, with second by Commissioner Zalak, with a vote of 5-0, acted to APPROVE the transmittal of Amendment 25-L02 for the proposed Future Land Use Map Amendment to Florida Commerce and the designated State Agencies for ***State Coordinated Review***, for amendments related to the modification of land uses for a development of regional impact large-scale development project.

XI. FLORIDACOMMMERCE OBJECTIONS, RECOMMENDATIONS AND COMMERNTS (ORC) REPORT

The FloridaCommerce department identified one (1) objection to the proposed amendment as follows:

Objection 1*: Lack of Demonstrated Public Facilities*

The proposed amendment is not supported with adequate data and analysis to demonstrate that the public facility improvements needed for the World Equestrian Center (11WEC") land use allowed by the proposed amendment on the subject site have been identified and that the improvements have been included in the comprehensive plan and adequately planned for as required in section 163.3177(1)(f), F.S. The amendment is not based upon surveys, studies and data regarding the amendment site including the availability of water supplies, public facilities and services as required in sections 163.3177(6)(a), 163.3177(6)(b) and 163.3177(6)(c), F.S.

Potable Water and Sanitary Sewer
The analysis provided in the transmittal package states that the site is within the Marion County Utilities jurisdiction and is eligible for utility services. Additionally, it is stated that the site is adjacent to existing infrastructure, however this infrastructure does not extend fully into the subject site. Although this information is given, there is no supporting data and analysis demonstrating that there is enough capacity, or planned improvements, to serve for the demands of the proposed 250.86-acre designation change to the WEC Future Land Use.

Transportation
A traffic analysis and a traffic methodology for the analysis to be conducted by the applicant were included within the transmittal package. The analysis that was provided related to road conditions and improvements for west Marion County. However, a full analysis for the specific site showing the full impacts of the site on traffic has not been completed and included within the amendment package.

Capital Improvements
The Capital Improvements Element was not updated to reflect the needed public facilities improvements that would be necessary for this amendment. The County mentions within the amendment package that public facilities infrastructure does not fully extend into the subject site and an alternative means to providing public facilities may be necessary until connection can occur. However, the proposed improvements and timeframe of the improvements are not outlined within the data and analysis.

Statutory Authority: 163.3177(1)(f), 163.3177(2), 163.3177(3), 163.3177(6)(a), 163.3177(6)(b), 163.3177(6)(c), 163.3184(2), and 163.3184(4), F.S.

Recommendation: Amendment 25-02DRI, that is running concurrently with this amendment, proposes to allow sports facilities within the WEC and increases the development entitlements for non-residential uses. Considering the potential increase in development potential, the County should clarify which project description will be the effective controlling land use description for the site. The County must support the proposed amendment with adequate data and analysis to demonstrate the effects of the development on public facilities. They must also identify public facility improvements needed for the land use allowed by the proposed amendment on the subject site and that the improvements have been included in the Comprehensive Plan. The proposed amendment must be based upon surveys, studies and data regarding the amendment stie, including the availability of water supplies, public facilities, and services.

Potable Water and Sanitary Sewer - The developer has provided a supporting analysis for the proposed Amendment (see Attachment D, March 2026) and concurrent Amendment 25-L02 that includes how public facilities capacities are available to support the proposed amendment and development. Included within the analysis is an availability and capacity confirmation letter from Marion County Utilities that currently operates both a water treatment and a wastewater treatment plants adjacent to, and somewhat surrounded by, the Golden Ocala development. Finally, for the actual development of service extensions to, into, and within the Golden Ocala development property, those costs are the responsibility of the developer, not Marion County or Marion County Utilities.

Transportation - The developer has provided a traffic impact analysis (TIA, see Attachment F, AR 33437, October 2025, approved February 2026) for the proposed amendment to accompany the both related Amendments, which identifies a limited series of deficiencies are expected, and the developer will make proportionate share contributions for the finally defined deficiencies; a concurrent Chapter 163, F.S., Development Agreement Amendment (Agreement, see Attachment G, March 2026) is being considered for the Golden Ocala development, wherein that Agreement specifically establishes a maximum timeframe of eight (8) months for the developer to seek a new or further amended Development Agreement to address the proportionate share obligations based on the final outcomes of the each of the Amendment considerations.

Capital Improvements - Marion County's current operating Transportation Improvement Plan (TIP, Attachment I, March 2025, for the 2025-2026 Fiscal Year) provides for a series of area transportation improvements including the widening of NW 70th/80th Avenue/Road (CR Hwy 225A) and the construction of a new NW 49th Street that will extend east from the north end of the NW 70th Avenue (CR Hwy 225A) to NW 44th Avenue. The creation of NW 49th Street will intersect with the new I-75/NW 49th Street Interchange currently underway as part of FDOT's "Moving I-75 Forward" project (FDOT Project 435209-1). Both county projects are funded for commencement with the current fiscal year and targeted for accelerated completion which, combined with the new I-75/NW 49th ST Interchange, will significantly affect possible traffic pattens and accessibility for the area. The TIA's

projected deficiencies are also expected to occur following the completion of these currently funded transportation improvements, and the additionally required Development Agreement amendment previously referenced will provide an opportunity to consider the status and progress of both the county and FDOT projects in addressing the proportionate share impacts of the potential development as it begins development.

Based on the previous information and developer's supporting analysis, staff proposes the FloridaCommerce objection regarding "Lack of Demonstrated Public Facilities" has been appropriately addressed and staff recommends approval of the proposed amendment.

XII. BOARD OF COUNTY COMMISSIONERS - ADOPTION - TBD

To be determined.

XIII. LIST OF ATTACHMENTS

A. Application package AR 32628.
B. Sign Photos.
C. FLUM Amendment Location Map.
D. Developer's WEC Sports Complex Amendment Supporting Analysis.
E. DRC Comments AR# 32628, May 2025.
F. Developer's Traffic Impact Analysis, AR 33437, October 2025, approved February 2026 (Excerpt). The full version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.
G. Proposed Second Amendment to Development Agreement, 25-DM01
H. Developer's Traffic Demand Management Study, AR 33436, October 2025 (Excerpt). The full version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.
I. Marion County TIP, March 2025.
J. FloridaCommerce Objections, Recommendations, and Comments Report, 25-02DRI (CPA 25-L02)

Marion County
Board of County Commissioners

Growth Services

2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS

Staff Use Only: **Case # 1__- _____**

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:	
LARGE-SCALE MAP AMENDMENT _X_ **TEXT AMENDMENT ___** **AMEND MAP 15.h for Golden Ocala DRI _X_**	**SMALL-SCALE MAP AMENDMENT_____** **TEXT AMENDMENT _____** *(Text amendment must be associated with submitted small-scale map amendment)*

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
2) Copy of the most recent deed covering the property included within the proposed amendment.
3) Notarized owner affidavit(s) – see third page of this form.
4) Application fee – cash or check made payable to "Marion County Board of County Commissioners."
5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)[1]	Current Future Land Use Category	Proposed Future Land Use Category
21069-007-01	13/15/20	Part	Low Residential	WEC
21081-000001	11,14/15/20	Part	Low Residential	WEC
21081-001-00	11,14/15/20	Part	Low Residential	WEC
21081-048-00	14/15/20	All	Low Residential	WEC
21087-001-00	13/15/20	Part	Low Residential	WEC
21087-001-02	11,13, 14/15/20	Part	Low Residential	WEC
21065-000-00	13, 14/15/20	Part	Low Residential	WEC
21069-010-03	13/15/20	Part	Low Residential	WEC

[1] Total acreage of area being changed is 250.86 acres. "All" indicates that entire Tax Parcel is being changed; "Part" indicates that only a portion of the Tax Parcel is being changed.

Staff Use Only: Application Complete – Yes Received: Date _____/_____/_____ Time _____:_____ a.m. / p.m.

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)	
Property owner/applicant	Authorized agent (if not the owner/applicant)
Golden Ocala Equestrian Land, L.L.C. c/o Don DeLuca 7290 College Parkway, Suite 400 Ft. Myers, FL 33907 (239) 275-2304; fax (937) 283-3833 ddeluca@rlrcarriers.com	W. James Gooding III Gooding & Batsel, PLLC 1531 SE 36th Avenue Ocala, FL 34471 (352) 579-1290; fax (352) 579-1289 jgooding@lawyersocala.com

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES X NO _____ (IF YES, PLEASE ATTACH TO APPLICATION)

EXISTING USE OF SITE:
Portion is platted
Portion is undeveloped

PROPOSED USE OF SITE (IF KNOWN):
Sports Facility

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well ____ Centralized water X Provider Marion County

Septic ____ Centralized sewer X Provider Marion County

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Go North to East Silver Springs Boulevard. Turn West onto Silver Springs Boulevard. Continue for approximately 10.1 miles past SR 40 entrance to World Equestrian Center to NW 87th Court Road. Property is on your right (North).

Tillman & Associates
ENGINEERING, LLC.

May 7, 2025

Chuck Varadin, Director
Marion County Growth Services
2710 East Silver Springs Blvd.
Ocala, FL 34471

RE: Revision to PUD, area concerning the acreage being amended for WEC.

The amendment area is increasing from 236.20 +/- acres to 250.86 +/- acres. We are submitted revised sheets that reflect the increase in area and depict the perimeter of the proposed amended area. We also included a revised application and a parcel exhibit of the amended area as a separate document. The following sheets are revised and are being resubmitted as requested.

- 01.01 Cover Sheet – Items of change: Maps, legal description, Acreage.
- 02.01 Aerial Overlay – Items of change: PUD amendment area.
- 03.01 Development Standards – Items of change: Allowance of storage area in lands designated Equestrian Facilities, Outdoor Sports Facilities, and Expo and Indoor Sports Facilities. Language that limits area where concerts can be performed.
- 04.01 Overall Concept- Items of change: PUD amendment area
- 05.01 Amendment Area- Items of change: PUD amendment area and Site layout
- 06.01 Buffer Plan- Items of change: Note (17) added to address lighting. Update PUD with proposed and existing buffers on perimeters.

These changes were discussed during our 5/2/2025 pre-application meeting with your staff. It was our understanding that these revisions would be acceptable and not alter the process timing for this application. We hope you find this helpful and compliant. Should you have any questions or need clarification, please contact our office.

Sincerely,

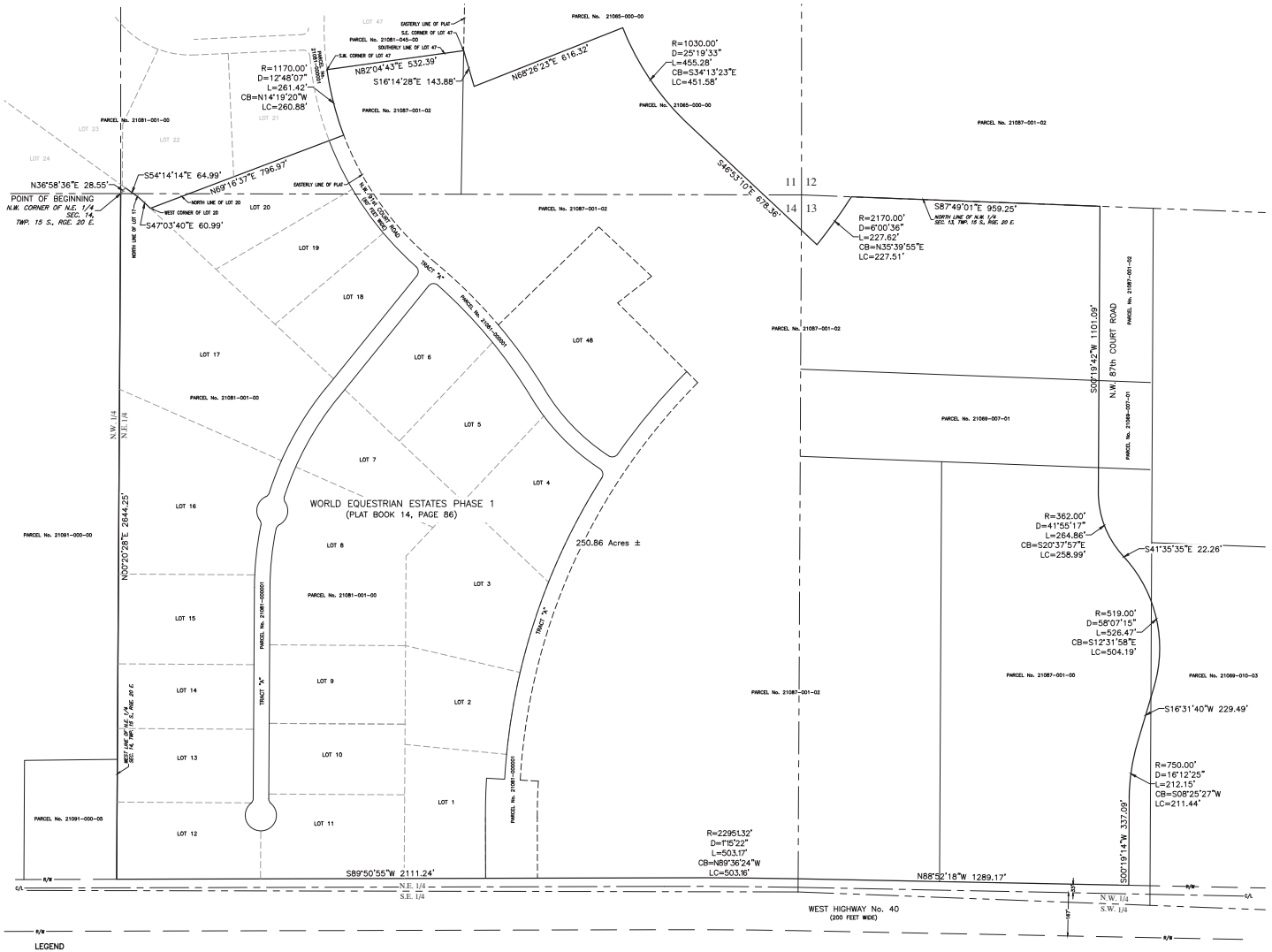
George Horton, P.E.
Project Manager

Cc Donald DeLuca
Janna Ward
Master file

WEC SPORTS COMPLEX P.U.D. REVISION
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOTS 1 THROUGH 20, INCLUSIVE, AND LOT 48, AND A PORTION OF TRACT "A", WORLD EQUESTRIAN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 86, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, ALL BEING IN TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE N36°58'36"E ALONG A NORTH LINE OF LOT 17 OF SAID PLAT, 28.55 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S54°14'14"E, 64.99 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S47°03'40"E, 60.99 FEET TO THE WEST CORNER OF LOT 20, OF SAID PLAT; THENCE DEPARTING SAID NORTH LINE OF LOT 17, PROCEED N69°16'37"E, ALONG THE NORTH LINE OF SAID LOT 20 AND ITS NORTHEASTERLY EXTENSION THEREOF, 796.97 FEET TO A POINT ON AN EASTERLY LINE OF SAID PLAT, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1170.00 FEET AND A CENTRAL ANGLE OF 12°48'07"; THENCE NORTHERLY ALONG SAID LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 261.42 FEET (CHORD BEARING AND DISTANCE OF N14°19'20"W, 260.88 FEET) TO THE SOUTHWEST CORNER OF LOT 47 OF AFORESAID PLAT; THENCE N82°04'43"E ALONG THE SOUTH LINE OF SAID LOT 47, A DISTANCE OF 532.39 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S16°14'28"E, 143.88 FEET; THENCE N68°26'23"E, 616.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 25°19'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 455.28 FEET (CHORD BEARING AND DISTANCE OF S34°13'23"E, 451.58 FEET); THENCE S46°53'10"E, 678.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2170.00 FEET AND A CENTRAL ANGLE OF 6°00'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 227.62 FEET (CHORD BEARING AND DISTANCE OF N35°39'55"E, 227.51 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE S87°49'01"E, ALONG SAID NORTH LINE, 959.25 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°19'42"W, 1101.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 362.00 FEET AND A CENTRAL ANGLE OF 41°55'17"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 264.86 FEET (CHORD BEARING AND DISTANCE OF S20°37'57"E, 258.99 FEET); THENCE S41°35'35"E, 22.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 519.00 FEET AND A CENTRAL ANGLE OF 58°07'15"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 526.47 FEET (CHORD BEARING AND DISTANCE OF S12°31'58"E, 504.19 FEET); THENCE S16°31'40"W, 229.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 16°12'25"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 212.15 FEET (CHORD BEARING AND DISTANCE OF S08°25'27"W, 211.44 FEET); THENCE S00°19'14"W, 337.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 40 (200 FEET WIDE); THENCE N88°52'18"W, ALONG SAID RIGHT-OF-WAY LINE, 1289.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22951.32 FEET AND A CENTRAL ANGLE OF 1°15'22"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID RIGHT-OF-WAY LINE, AN ARC LENGTH OF 503.17 FEET (CHORD BEARING AND DISTANCE OF N89°36'24"W, 503.16 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S89°50'55"W 2111.24 FEET TO THE INTERSECTION WITH THE WEST LINE OF AFORESAID NORTHEAST 1/4 OF SECTION 14; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°20'28"E ALONG SAID WEST LINE, 2644.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 250.86 Acres, MORE OR LESS.



LEGEND

R/W	RIGHT OF WAY
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
HORIZ. 1 inch = 200 ft.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 1 THROUGH 20, INCLUSIVE, AND LOT 48, AND A PORTION OF TRACT "A", WORLD EQUESTRIAN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 86, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 14, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, ALL BEING IN TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 14; THENCE N36°58'36"E ALONG A NORTH LINE OF LOT 17 OF SAID PLAT, 28.55 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S54°14'14"E, 64.99 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S47°03'40"E, 60.99 FEET TO THE WEST CORNER OF LOT 20, OF SAID PLAT; THENCE DEPARTING SAID NORTH LINE OF LOT 17, PROCEED N69°16'37"E, ALONG THE NORTH LINE OF SAID LOT 20 AND ITS NORTHEASTERLY EXTENSION THEREOF, 796.97 FEET TO A POINT ON AN EASTERLY LINE OF SAID PLAT, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1170.00 FEET AND A CENTRAL ANGLE OF 12°48'07"; THENCE NORTHERLY ALONG SAID LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 261.42 FEET (CHORD BEARING AND DISTANCE OF N14°19'20"W, 260.88 FEET) TO THE SOUTHWEST CORNER OF LOT 47 OF AFORESAID PLAT; THENCE N82°04'43"E ALONG THE SOUTH LINE OF SAID LOT 47, A DISTANCE OF 532.39 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S16°14'28"E, 143.88 FEET; THENCE N68°26'23"E, 616.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 25°19'33"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 455.28 FEET (CHORD BEARING AND DISTANCE OF S34°13'23"E, 451.58 FEET); THENCE S46°53'10"E, 678.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2170.00 FEET AND A CENTRAL ANGLE OF 6°00'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 227.62 FEET (CHORD BEARING AND DISTANCE OF N35°39'55"E, 227.51 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE S87°49'01"E, ALONG SAID NORTH LINE, 959.25 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°19'42"W, 1101.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 362.00 FEET AND A CENTRAL ANGLE OF 41°55'17"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 264.86 FEET (CHORD BEARING AND DISTANCE OF S20°37'57"E, 258.99 FEET); THENCE S41°35'35"E, 22.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 519.00 FEET AND A CENTRAL ANGLE OF 58°07'15"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 526.47 FEET (CHORD BEARING AND DISTANCE OF S12°31'58"E, 504.19 FEET); THENCE S16°31'40"W, 229.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 16°12'25"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 212.15 FEET (CHORD BEARING AND DISTANCE OF S08°25'27"W, 211.44 FEET); THENCE S00°19'14"W, 337.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 40 (200 FEET WIDE); THENCE N88°52'18"W, ALONG SAID RIGHT-OF-WAY LINE, 1289.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22951.32 FEET AND A CENTRAL ANGLE OF 1°15'22"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID RIGHT-OF-WAY LINE, AN ARC LENGTH OF 503.17 FEET (CHORD BEARING AND DISTANCE OF N89°36'24"W, 503.16 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S89°50'55"W 2111.24 FEET TO THE INTERSECTION WITH THE WEST LINE OF AFORESAID NORTHEAST 1/4 OF SECTION 14; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°20'28"E ALONG SAID WEST LINE, 2644.25 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON:
   - –FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP STATE PROJECT No. 36110-2501, DATED: 09/20/2011,
   - –WORLD EQUESTRIAN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 86, PUBLIC RECORDS OF MARION COUNTY, FLORIDA,
   - –RECORDS FROM THIS FIRM,
   - –AND INSTRUCTIONS FROM THE CLIENT.

MEKELLE M. BOYER
Licensed Number 7398
STATE OF FLORIDA
Professional Surveyor and Mapper

MEKELLE M. BOYER DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

DATE	REVISION

Robert L. Rogers, PE
FL. Reg. No. 66570
rrogers@rogerseng.com
Rodney K. Rogers, PSM
FL. Reg. No. 5274
rkrogers@rogerseng.com
Mekelle M. Boyer, PSM
FL. Reg. No. 7398
kboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A SKETCH OF LEGAL DESCRIPTION
FOR
GOLDEN OCALA EQUESTRIAN LAND, LLC

JOB No.
KB_WEC SPORTS PUD REV.

DATE
05/05/2025

SCALE
1" = 200'

SHEET
1 OF 1

PROPERTY OWNER AFFIDAVIT
(MAP AMENDMENT)

STATE OF FLORIDA
COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Donald R. DeLuca who is the Vice President Legal of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company ("Owner") WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. Owner is the owner of the real property legally identified by Marion County Parcel numbers: 21069-007-01, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21065-000-00.

2. Owner duly authorizes and designates W. James Gooding III to act in its behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;

3. Owner understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;

4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;

5. Owner understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;

6. Owner understands that false statements may result in denial of the application; and

7. Owner understands that Owner may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.

8. Owner understands that if Owner is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company By: _____ Donald R. DeLuca as Vice President of Legal	Date: 2-24-25

STATE OF FLORIDA
COUNTY OF Marion

THE FOREGOING INSTRUMENT WAS signed and sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization this Feb. 04, 2025, by Donald R. DeLuca as Vice President of Legal for Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of such company.

JANNA WARD
MY COMMISSION # HH 240091
EXPIRES: July 9, 2026

Notary Public, State of Florida
Name: Janna Ward
(Please print or type)

Commission Number: HH240091
Commission Expires: 7-9-26

Notary: Check one of the following:

Y Personally known OR

___ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

P:\JG\RLR\Sports Facilities\Entitlements\Comp Plan\Map\PROPERTY OWNER AFFIDAVIT Map.docx

Prepared By and Return To:
Donald R. DeLuca, Esq.
Golden Ocala Equestrian Land, LLC
7290 College Parkway, Ste 400
Fort Myers, FL 33907

CORRECTIVE QUIT CLAIM DEED

THIS CORRECTIVE QUIT CLAIM DEED IS TO CORRECT THE TITLE OF THE SIGNATORY OF THE GRANTOR AS RECORDED IN OR BK 7051 PG 709, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars ($10.00), and other good and valuable consideration in hand paid to 21087-001-02, LLC, a Ohio limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantor") hereby quitclaims to Golden Ocala Equestrian Land, LLC, an Ohio limited liability company whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida to-wit:

THE SOUTH 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST, EXCEPT ROAD RIGHT OF WAY, MARION COUNTY, FLORIDA AND LESS THE PARCEL AS DESCRIBED IN WARRANTY RECORDED IN O.R. BOOK 5312, PAGE 1931 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
AND
THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.
AND
THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.
AND
THE S.W. 1/4 OF THE N.W. 1/4 AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, LESS RIGHT OF WAY AS SHOWN ON PLAT OF THE TOWNSITE OF MARTEL IN PLAT BOOK "A", PAGES 29 AND 29B OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND EXCEPT: COMMENCING AT THE N.W. CORNER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE S.00°15'58"W., ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 13, 1008.11 FEET TO THE S.W. CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4; THENCE S.88°01'04"E., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
CFN# 2020083233 BK 7246 Pgs 1243-1244 08/12/2020 05:25:13 PM
REC FEE 18.50 INDEX DEED DOC 0.70

SECTION 13, 547.43 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.88°01'04"E., A DISTANCE OF 809.47 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/4 OF SAID N.W. 1/4; THENCE S.00°18'15"W., ALONG SAID EAST BOUNDARY, 1608.87 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST HIGHWAY 40 (WIDTH VARIES); THENCE N.88°53'49"W., ALONG SAID NORTH RIGHT OF WAY LINE, 809.20 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.00°18'15"E., PARALLEL WITH SAID EAST BOUNDARY, 1621.49 FEET TO THE POINT OF BEGINNING.
AND
THE S.W. 1/4 OF THE S.W. 1/4 AND THE N.E. 1/4 OF THE S.W. 1/4 AND THE S.E. 1/4 OF THE S.W. 1/4 AND THE S.W. 1/4 OF THE S.E. 1/4 LYING IN SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, EXCEPT RIGHT OF WAY FOR N.W. 100TH AVENUE.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

WITNESSES:

Print Name DONALD R ELLS

JEFF HAUGS
Print Name:

21087-001-02, LLC, an Ohio limited liability company

By: Ralph L. Roberts

Ralph L. Roberts, Sr., President and CEO of the Executive Committee

STATE OF FLORIDA
COUNTY OF MARION

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Roberts, Sr., as President and CEO of the Executive Committee of 21087-001-02, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me, in my physical presence and not by online notarization on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 12th day of August, 2020.

(SEAL)

EMILIE-ANE SCHAFFER
Commission # GG 154558
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Print Name: Emilie-Ane Schaffer
My Commission Expires: 11/19/2021

This Deed represents a conveyance of unencumbered real property to the Grantee entity, all of the ownership interests of which are owned by the owners of the Grantor entity in the same proportion that they own their interests in the Grantee entity. Therefore, no documentary excise tax is due.

DAVID R ELLSPERMANN MARION COUNTY FL
CFN# 2020083233 OR BK 7246 PG 1244 Pgs 1243-1244 08/12/2020 05:25:13 PM

Prepared By
Donald R. DeLuca, Esq.
600 Gillam Road
Wilmington, OH 45177

After Recording Return To
Donald R. DeLuca, Esq.
Golden Ocala Equestrian Land, LLC
7290 College Parkway, Ste 400
Fort Myers, FL 33907

CORRECTIVE QUIT CLAIM DEED

THIS CORRECTIVE QUIT CLAIM DEED IS TO CORRECT THE TITLE OF THE SIGNATORY OF THE GRANTOR AS RECORDED IN OR BOOK 7051 PAGE 705-706, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars ($10.00), and other good and valuable consideration in hand paid to 21069-007-01, LLC, a Florida limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantor") hereby quitclaims to Golden Ocala Equestrian Land, LLC, an Ohio limited liability company whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida to-wit:

The North 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 15 South, Range 20 East, Marion County, Florida.

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GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2021021331 BK 7387 Pgs 1650-1651 02/19/2021 09:20:59 AM
REC FEE 18.50 INDEX DEED DOC 0.70

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

WITNESSES:

Print Name: JEFFREY T. HAWGS

Print Name: DONALD R. DELLA

21069-007-01, LLC,
a Florida limited liability company

By: R L Roberts
Ralph L. Roberts, Sr.
President and CEO of the Executive Committee

STATE OF FLORIDA)
COUNTY OF MARION)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Roberts, Sr., as President and CEO of the Executive Committee of 21069-007-01, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day in my physical presence and not by online notarization that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of January, 2021.

(SEAL)

Notary Public State of Florida
Janna Ward
My Commission GG 195300
Expires 07/09/2022

Janna Ward

Print Name: Janna Ward
My Commission Expires: 7-9-22

This Deed represents a conveyance of unencumbered real property to the Grantee entity, all of the ownership interests of which are owned by the owners of the Grantor entity in the same proportion that they own their interests in the Grantee entity. Therefore, no documentary excise tax is due.

GREGORY C HARRELL MARION COUNTY FL
CFN# 2021021331 OR BK 7387 PG 1651 Pgs 1650-1651 02/19/2021 09:20:59 AM

Prepared By
Donald R. DeLuca, Esq.
600 Gillam Road
Wilmington, OH 45177

After Recording Return To
Donald R. DeLuca, Esq.
Golden Ocala Equestrian Land, LLC
7290 College Parkway, Ste 400
Fort Myers, FL 33907

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars ($10.00), and other good and valuable consideration in hand paid to 21087-001-00, LLC, a Florida limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantor") hereby quitclaims to Golden Ocala Equestrian Land, LLC, an Ohio limited liability company whose address is 600 Gillam Road, Wilmington, OH 45177 (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Marion County, Florida to-wit:

A PORTION OF LAND LYING IN THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 13; THENCE RUN S.00°15'58"W. ALONG THE WEST BOUNDARY LINE OF SAID SECTION 13, 1008.11 FEET TO THE NORTH BOUNDARY LINE OF THE S. 1/2 OF THE S. 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE RUN S.88°01'04"E. ALONG SAID NORTH BOUNDARY LINE, 547.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°01'04"E. ALONG SAID NORTH BOUNDARY LINE, 809.47 FEET TO THE EAST BOUNDARY LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE RUN S.00°18'15"W. ALONG SAID EAST BOUNDARY LINE, 1608.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 40 (66' WIDE); THENCE RUN N.88°53'49"W. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 809.20 FEET; THENCE RUN N.00°18'15"E., 1621.49 FEET TO THE POINT OF BEGINNING.

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DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
CFN# 2019103203 BK 7051 Pgs 0707-0708 10/02/2019 09:13:30 AM
REC FEE 18.50 INDEX

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

WITNESSES:

21087-001-00, LLC,
a Florida limited liability company

By: _____
Ralph L. Roberts, Sr.
Chairman of the Board

_____
Witness #1
JEFFREY T. HAINES

_____
Witness #2
Dee Beck
Print Name

STATE OF FLORIDA)
COUNTY OF MARION)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Roberts, Sr., as Chairman of the Board of Legal of 21087-001-00, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 25th day of September, 2019.

_____
Notary Public
Emilie-Ane Schaffer

My Commission Expires: 11/19/21

EMILIE-ANE SCHAFFER
Commission # GG 154558
Expires November 19, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

This Deed represents a conveyance of unencumbered real property to the Grantee entity, all of the ownership interests of which are owned by the owners of the Grantor entity in the same proportion that they own their interests in the Grantee entity. Therefore, no documentary excise tax is due.

DAVID R ELLSPERMANN MARION COUNTY FL
CFN# 2019103203 OR BK 7051 PG 708 Pgs 0707-0708 10/02/2019 09:13:30 AM

THIS INSTRUMENT PREPARED BY
RECORD AND RETURN TO:
Donald R. DeLuca, Attorney at Law
7340 N Highway 27
Ocala, FL 34482

QUIT CLAIM DEED

THIS INDENTURE, made this 1st day of August, 2022, between Equestrian Operations, L.L.C., an Ohio limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177-0271 (hereinafter referred to as "Grantor") and Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, whose address is 600 Gillam Road, Wilmington, OH 45177-0271 (hereinafter referred to as "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand, which the Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Marion, State of Florida, to wit:

A PORTION OF PARCEL ID#21058-000-00

A PORTION OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 11; THENCE N01°05'05"E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 90.52 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, PROCEED N27°28'23"W, 166.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 1920.00 FEET AND A CENTRAL ANGLE OF 33°45'05"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 1131.02 FEET (CHORD BEARING AND DISTANCE OF N10°35'51"W, 1114.74 FEET) TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE N89°22'17"W, ALONG SAID NORTH LINE, A DISTANCE OF 1449.24 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S03°45'24"E, 76.84 FEET; THENCE S86°14'36"W, 49.74 FEET; THENCE SOUTH, 500.52 FEET; THENCE WEST, 123.30 FEET; THENCE S02°38'58"E, 259.05 FEET; THENCE S74°26'22"W, 277.88 FEET; THENCE S61°23'26"W, 123.77 FEET; THENCE S39°16'21"W, 125.91 FEET; THENCE S30°52'50"W, 313.47 FEET; THENCE S40°07'53"W, 204.29 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S00°54'53"W, ALONG SAID WEST LINE, A DISTANCE OF 1123.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 50 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S89°42'27"E, ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION THEREOF, A DISTANCE OF 1363.62 FEET; THENCE S01°00'16"W, 216.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 5 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE S89°42'47"E, ALONG SAID SOUTH LINE, A

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2022112265 BK 7845 Pgs 0102-0104 08/02/2022 07:36:29 AM
REC FEE 27.00 INDEX DEED DOC 0.70

DISTANCE OF 1263.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE N01°04'38"E, ALONG SAID EAST LINE, A DISTANCE OF 1498.92 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF PARCEL ID#21065-000-00

THE SOUTH 35 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.
and
A 50 FOOT RIGHT OF WAY ALONG THE WEST BOUNDARY OF THE NORTH 5 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, AND A 50 FOOT SQUARE RIGHT OF WAY IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, AND A 50 FOOT RIGHT OF WAY ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 20 EAST, ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and real property taxes and assessments for the year 2022 and all subsequent years.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto caused this Quit Claim Deed to be properly executed as of the day and year first written above.

Signed, sealed, and delivered
in the presence of:

J. Ward
Witness
J. Ward
Printed Name:

Jeanne Hagan
Witness
Jeanne Hagan
Printed Name:

Equestrian Operations, L.L.C., an Ohio limited liability company

By:
Donald R. DeLuca, Vice President, Legal

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of __X__ physical presence or _____ online notarization, this 1st day of August, 2022, by Donald R. DeLuca, Vice President, Legal for Equestrian Operations, L.L.C., an Ohio limited liability company, who is personally known to me.

JANNA WARD
MY COMMISSION # HH 240091
EXPIRES: July 9, 2026

NOTARY PUBLIC

Sign Name: Janna Ward
Print Name: Janna Ward
Notary Public - State of Florida

GREGORY C HARRELL MARION COUNTY FL
CFN# 2022112265 OR BK 7845 PG 104 Pgs 0102-0104 08/02/2022 07:36:29 AM

THIS INSTRUMENT PREPARED BY AND RETURN TO:
H. Randolph Klein, Esq.
Klein & Klein, LLC
40 SE 11th Avenue
Ocala, Florida 34471
Our File No.: **R2017210**
Property Appraisers Parcel Identification (Folio) Number: **21069-001-01 & 21069-010-03**
Florida Documentary Stamps in the amount of **$10,850.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 19 day of **January, 2018** by **BARBARA WALLA, a single person, individually and as Trustee of the WALLA FAMILY TRUST under the revocable Trust Agreement dated October 2, 2007**, whose post office address is **8585 & 8711 W. Hwy 40, Ocala, FL 34482** herein called the Grantor, to **GOLDEN OCALA EQUESTRIAN LAND, L.L.C., an Ohio limited liability company** whose post office address is **600 Gillam Road, Wilmington, OH 45177**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2018 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
CFN# 2018005511 BK 6703 Pgs 0985-0987 01/18/2018 03:05:57 PM
REC FEE 27.00 INDEX DEED DOC 10,850.00

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
RENEE L. WOLCOTT

Witness #1 Printed Name

Witness #2 Signature
H. RANDOLPH KLEIN

Witness #2 Printed Name

Barbara Walla

BARBARA WALLA, individually and as Trustee of the WALLA FAMILY TRUST under the revocable Trust Agreement dated October 2, 2007

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 18 day of January, 2018, by BARBARA WALLA, individually and as Trustee of the WALLA FAMILY TRUST under the revocable Trust Agreement dated October 2, 2007, who is personally known to me or has produced FLDL as identification.

SEAL

RENEE L. WOLCOTT
Commission # FF 133563
Expires August 24, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Notary Name

My Commission Expires:

DAVID R ELLSPERMANN MARION COUNTY FL
CFN# 2018005511 OR BK 6703 PG 986 Pgs 0985-0987 01/18/2018 03:05:57 PM

Exhibit "A"

LEGAL DESCRIPTION

Beginning at the intersection of the West boundary of the East 1/2 of the NW 1/4 of Section 13, Township 15 South, Range 20 East, MARION County, Florida and the North right of way line of State Road No. 40 (66 feet wide), said point of intersection being N.00°34'40"W. 64.24 feet from the Southwest corner of said East 1/2 of the NW 1/4, thence N.00°34'40"W. along said West boundary 1318.17 feet; thence departing from said West boundary S.88°58'27"E. 617.47 feet; thence S.00°36'26"E. 1079.78 feet; thence S.89°47'33"E. 256.69 feet; thence S.00°49'30"E. 231.50 feet to an intersection with aforesaid North right of way line; thence N.89°40'05"W. along said North right of way line 875.57 feet to the Point of Beginning.

AND

Commencing at the SW corner of the East 1/2 of the NW 1/4 of Section 13, Township 15 South, Range 20 East, thence N.0°34'40"W., along the West boundary of said East 1/2 of the NW 1/4 62.24 feet, to the North right of way line of State Road No. 40, thence S.89°39'46"E. along said right of way line 875.66 feet to the Point of Beginning; thence S.89°39'46"E., along said right of way line 182.78 feet; thence N.0°50'23"W., 184.15 feet; thence N.89°39'46"W., 182.78 feet; thence S.0°50'23"E., 184.15 feet to the Point of Beginning. Being situated in MARION County, Florida.

DAVID R ELLSPERMANN MARION COUNTY FL
CFN# 2018005511 OR BK 6703 PG 987 Pgs 0985-0987 01/18/2018 03:05:57 PM

1.Sign(s) – March 5, 2026





2. View west along W. SR Hwy 40.



3. View east along W. SR 40.



4. Views from western main gate for NW 92nd Avenue Road. (June 2025)

View into site through gatehouse gate.



Zoom view through gate.



View northeast - silt fence in view but no activity in this site area.



View north from West SR Hwy 40, across FDOT DRA east of gatehouse.



5. View of eastern Amendment Area from existing WEC Commercial Area's NW 87th Court Road & NW 1st Street Road intersection.

View north/northwest.



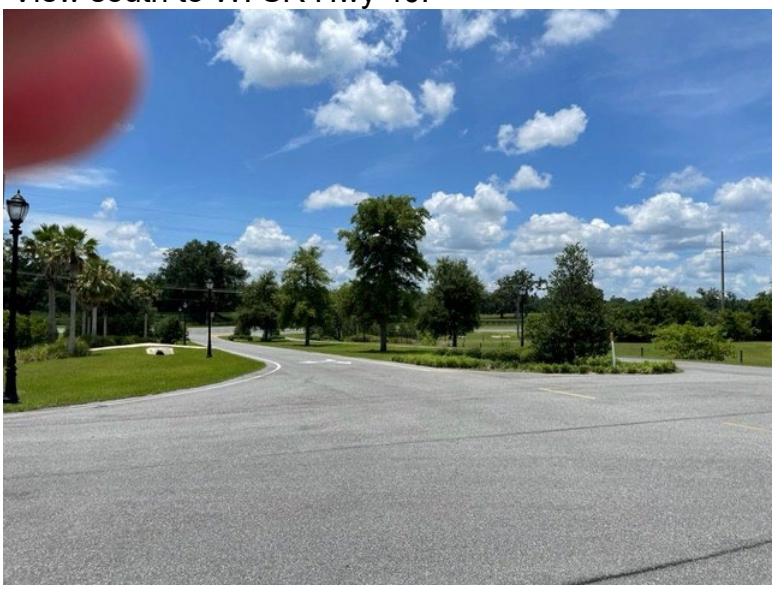
View northwest.

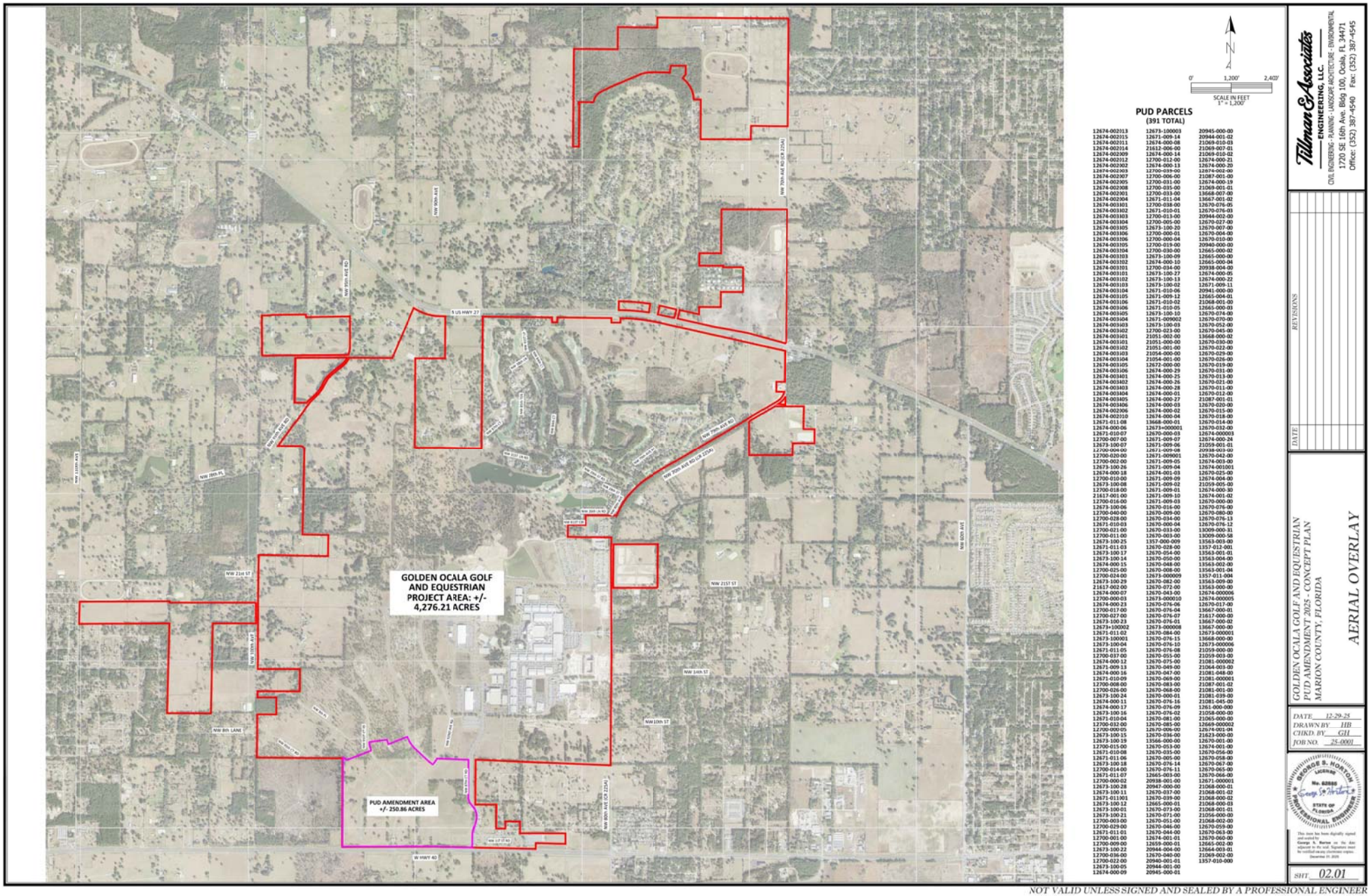


View west.

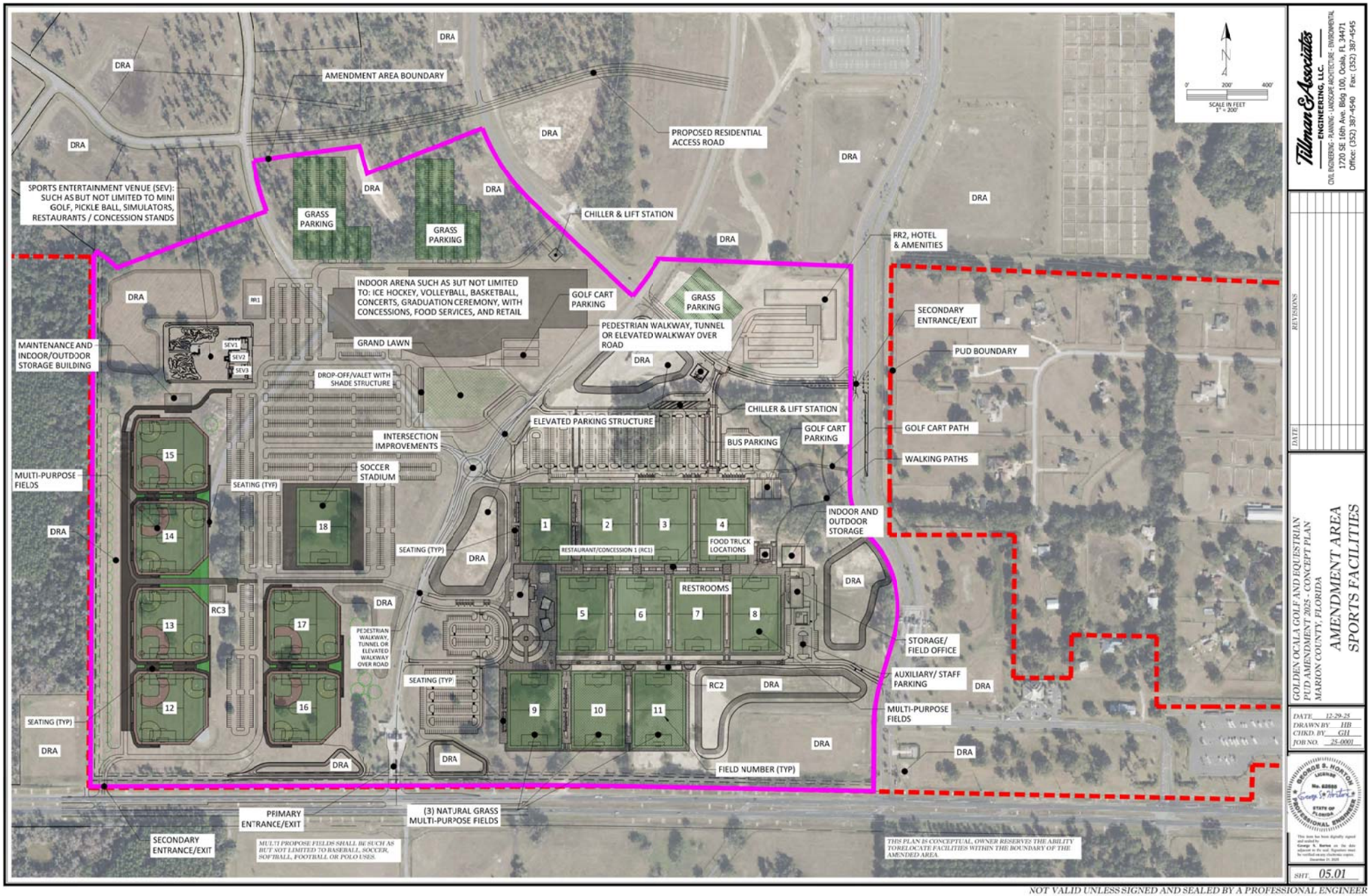


View south to W. SR Hwy 40.





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

WORLD EQUESTRIAN CENTER SPORTS COMPLEX COMPREHENSIVE PLAN AMENDMENT

SUPPORT MATERIAL FOR TEXT AND FUTURE LAND USE MAP AMENDMENTS TO THE MARION COUNTY COMPREHENSIVE PLAN

Submitted For:

Golden Ocala Equestrian Land, LLC
600 Gillam Road
Wilmington, Ohio 45177

Prepared By:

HOLTZMAN VOGEL, P.A.
119 SOUTH MONROE, SUITE 500
TALLAHASSEE, FLORIDA 32301

MARCH 2026

WORLD EQUESTRIAN CENTER SPORTS COMPLEX

COMPREHENSIVE PLAN AMENDMENT

SUPPORT MATERIAL FOR TEXT AND FUTURE LAND USE MAP AMENDMENTS TO THE MARION COUNTY COMPREHENSIVE PLAN

I. SUMMARY/INTRODUCTION

A. PROJECT LOCATION

This proposed amendment seeks to expand the World Equestrian Center Future Land Use ("WEC Land Use") within the master-planned mixed-use project within Marion County referred to herein as the Project.1 The proposed expansion is approximately 236 acres within the Project north of State Road 40 and west of NW 87th Court Road. Such portion of the Project is currently designated Low Residential and is within the Marion County urban growth boundary (UGB). The property is adjacent to the County's Farmland Preservation Area Boundary (FPA) on the southern border. On the western border are lands designated Rural, but these lands are within the County's UGB. The amendment is needed to create the World Equestrian Center Sports Complex.

The property owner and applicant is Golden Equestrian Land, LLC. The property is within the Golden Ocala Development of Regional Impact (DRI) which restricts the property to three acre lots or 78 units. Enclosed is a Project Boundary Map showing the location of the WEC Land Use and the surrounding area (see **Figures 1 and 2**).

The planned sports complex will be world class and will consist of multiple exterior fields and indoor sports amenities. The exterior sports fields will include (8) full-size synthetic turf multipurpose soccer, lacrosse, and football fields, (3) natural turf soccer/lacrosse fields, (6) synthetic turf multi-purpose baseball/softball fields, and a championship soccer field with increased seating. The Indoor Facility will consist of (2) full sized ice sheets, (8) full sized basketball courts with the ability to function as (16) volleyball courts, and a full-sized synthetic turf soccer pitch. In addition to the sports amenities the complex will be home to (2) restaurant locations and multiple fan support buildings concessions, restrooms, and field maintenance needs.

1 The Project itself is commonly referred to as the "WEC". To distinguish the Project from the World Equestrian Center Future Land Use. "WEC Land Use" is utilized for the Future Land Use designation.

B. SUMMARY OF PROPOSED AMENDMENTS

The applicant proposes the following amendments to the Marion County Comprehensive Plan:

1. Amend the Marion County FLUM to re-designate approximately 236 acres from Low Residential to WEC Land Use;

2. Amend Future Land Use Policy 10.5.1 to add sports facilities as a permitted use and to add maximum acreage amounts for equestrian facilities, indoor sports facilities, and outdoor sports facilities. The amendment also adds 300 additional hotel rooms;

3. Amend Future Land Use Policy 2.1.28 to add a description of sports facilities including softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses; and

5. Amend Future Land Use Table 2-1 to add sports facilities as a permitted use.

Such amendments are accompanied by the following Applications:

1. Amend the Property's existing planned unit development ("PUD") zoning to implement the sports complex.

2. Amend the existing Development Agreement to delete restrictions on concert uses.

3. Partially vacate a plat over a portion of the Property.

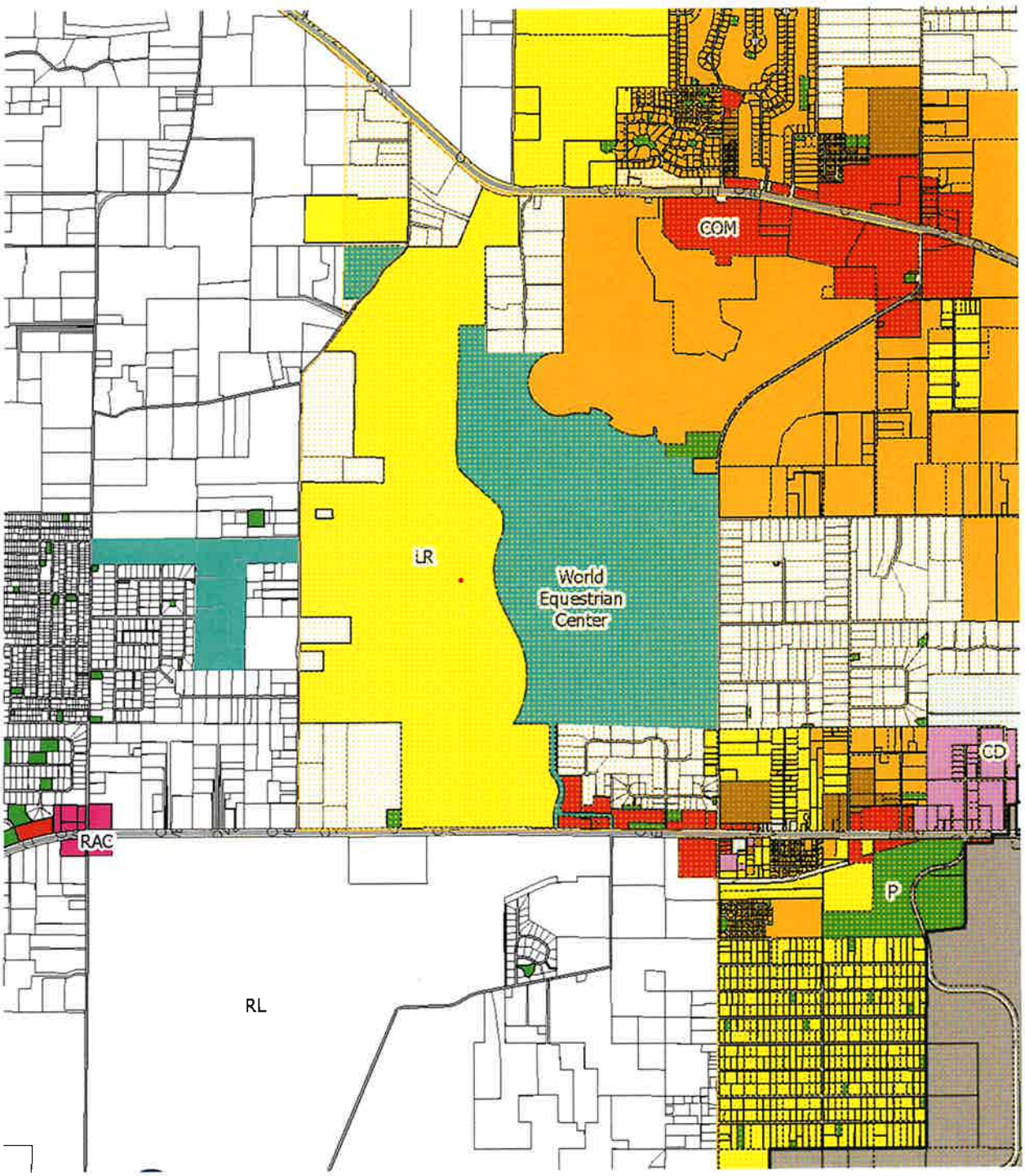
FIGURE 1

AERIAL MAP SHOWING LOCATION OF GOLDEN OCALA



COMPOSITE FIGURE 2

FUTURE LAND USE MAP



II. PROPERTY INFORMATION

A. APPLICANT and AGENT for the PROPOSED AMENDMENT

APPLICANT AND DEVELOPER	APPLICANT'S AGENT
Golden Ocala Equestrian Land, LLC 600 Gillam Road Wilmington, Ohio 45177	W. James Gooding III, Esq. 1531 SE 36th Avenue Ocala, Florida 34471 (352) 579-1290 (phone) (352) 579-1289 (facsimile) Email: jgooding@lawyersocala.com

III. REQUIRED DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENT FOR GOLDEN OCALA

Golden Ocala is a mixed-use master planned community developed around Ocala's heritage as a horse community. The Project is currently approved for single family residential, multi-family residential (condominium units), commercial, hotel, recreation, equestrian facilities, and other uses to support the horse industry such as stables, bridle/walking trails, etc. The County's FLUM is already approved for significant entitlements on the property. This proposed comprehensive plan amendment includes a request to add sports facilities to the mix of land uses and 300 additional hotel rooms within the Project footprint. The amendment would also authorize sports facilities, hotel and two restaurants on a portion of the Project previously limited to equestrian lots and equestrian related facilities.

The difference in development entitlements for Golden Ocala is identified in Table 1 below:

TABLE 1: EXISTING VERSUS PROPOSED ENTITLEMENTS FOR GOLDEN OCALA

Existing		Proposed	Difference
Residential Units	2,397	2,397	No Change
Commercial	4,000,000 s.f.	4,000,000 s.f.	No Change
Event Seating*	13,500 seats	REPLACE WITH ACREAGE	SEE ANALYSIS
Equestrian Facilities	N/A	210 acres	+ 210 acres
Expo and Indoor Facilities	N/A	30 acres	+ 30 acres
Outdoor Sports Facilities	N/A	90 acres	+ 90 acres
Hotel	1,350 rooms	1,650 rooms	+ 300 rooms
Recreational Vehicle	280 units/spaces	280 units/spaces	No Change

* The 10,000 Seat Equestrian Facility was approved by the Marion County Commission through a Special Use Permit approval on 3/21/17 (Resolution #17-R-075).

Table 1 above identifies that the amendment removes the 13,500 maximum seats of event seating and instead adds a maximum acreage for equestrian and sports facilities. The amendment also adds an additional 300 hotel rooms. An additional 236 acres are combined with existing lands with a

total of 330 acres dedicated to equestrian facilities, indoor sports facilities, and outdoor sports facilities. Of the additional 236 added to the WEC Land Use boundary, approximately 97 acres will be dedicated to the new sports complex.

The proposed WEC entitlements table replaces "seats" with "acreage". This change reflects how recreation uses are typically addressed within comprehensive plans in the State. Impacts are analyzed separately using the relevant intensity standard for traffic, water, or sewer. For example, the transportation analysis relies upon the latest ITE edition to project trip generation.

IV. HISTORY OF SUBJECT PROPERTY AND WORLD EQUESTRIAN CENTER

The subject property has been the subject of two previous future land use map amendments. The amendments are summarized below:

a. **2016 Amendment** – Redesignated a portion of the Project, including most of the property that is subject to this Amendment, from Rural to Low Residential. The amendment was approved by Marion County but challenged by an adjacent property owner. The challenge was settled by restricting the residential density to three acre lots.

b. **2017 Amendment** – During the pendency of the resolution of the challenge to the 2016 Amendment, the property was purchased by Golden Ocala and incorporated into the master plan development. The amendment created the WEC Land Use and assigned it to portions of the Project. The amendment kept the three acre lot restriction over most of the property that was the subject of the 2016 Amendment and referred to this general area as "equestrian estates." Finally, the amendment moved the boundary of the FPA and the UGB to the west, thus removing the bulk of the Project so that it is outside of the FPA and within the UGB; only the portion of the Project west of NW 100th Avenue is within the FPA and outside the UGB; such portion of the Project is not the subject of the current amendment.

The 2017 amendment also added FLUE Policy 10.5.1 which adopted site specific land use regulations for Golden Ocala and the World Equestrian Center. In a subsequent amendment FLUE Policy 2.1.28 was added to further clarify what land uses were permitted for the World Equestrian Center. The property was also rezoned Planned Unit Development (PUD) which included a master plan for the property and more specific land use regulations for the property.

Much has changed since the 2016 Amendment was approved in 2017. The World Equestrian Center has created a regional mixed use center primarily focused on equestrian activities but incorporating non-equestrian activities as well (including activities involving some of the same sports such as soccer) that will now be located on the Sports Complex. The WEC includes hotel rooms, restaurants, retail, and indoor and outdoor recreation venues. The WEC is currently approved for over 1,300 hotel rooms and 4,000,000 square feet of commercial so more development is in the pipeline. To facilitate traffic into the WEC, a four lane entrance road was constructed connecting State Road 40 to the WEC. This internal four lane roadway is the eastern boundary of the proposed sports facilities complex and will provide one of the primary entrances into the sports complex.

V. ANALYSIS OF REQUESTED LAND USES

The proposed amendment will allow the following land uses and activities to occur in an area currently approved for 78 residential equestrian lots and equestrian related facilities:

1) 17 Exterior multi-purpose sports fields with championship seating for sports events;

2) An indoor facility that can offer a wide variety of sports from basketball to ice hockey;

3) Commercial uses including a hotel and two restaurants; and

4) Accessory buildings to serve the sports complex.

The amendment adds 236 acres to the WEC Land Use. These acres were already in the Golden Ocala master plan. Approximately 97 acres will be dedicated to the proposed sports complex with seven acres dedicated to the indoor sports facility, which is the most intense activity proposed. The remaining 139 acres will be dedicated to the hotel, limited commercial and uses to support the complex including parking, stormwater and open space. The limited commercial uses include two new restaurants, but already approved development entitlements will be used.

Commercial is not currently allowed on the property. Active recreation uses (such as sports fields) are typically allowed by Marion County in residential zoning districts and even rural districts. However, due to the size and commercial purpose of the proposed sports complex this comprehensive plan amendment is warranted.

The subject property is currently designated Low Residential. As stated in FLUE Policy 2.1.17. this land use designation is for areas that are "primarily single-family residential units." This means there are other land uses and activities that are permitted beyond single family residential. The Marion County Comprehensive Plan does not include a complete list of the land uses allowed, instead the comprehensive plan defers to the implementing land development code through the underlying zoning for that guidance. For this property, the adopted PUD zoning defines what other uses are allowed on the property which is also being amended (see **Exhibit B** – Proposed PUD Master Plan).

V. SUITABILITY AND COMPATIBLITY ANALYSIS FOR PROPOSED FLUM AMENDMENT

The proposed amendment adds approximately 236 acres to the portion of the Project with a WEC Land Use. The property is currently designated Low Residential on the FLUM. The property is within the UGB and outside of the FPA.

This application demonstrates that this FLUM amendment is consistent with the Marion County Comprehensive Plan and state requirements. The lands that compose this amendment are suitable for the land uses proposed and will be served by adequate public facilities.

The comprehensive plan analysis is based on the following:

- **Suitability Analysis** – The amendment demonstrates that the properties proposed for re-designation are suitable for that land use with an ecological analysis from Jim Modica and Associates with analysis attached as **Exhibit C**.
- **Traffic Analysis** – Kittelson & Associates, Inc. has performed the following traffic analysis, all of which have been approved by Marion County or expected to be approved by the adoption hearing: (1) Traffic Demand Management Study – (Plan Number 33436) – which is expected to be approved by Marion County prior to the hearing; (2) Traffic Study – (Plan Number 33437) – approved by Marion County on February 4, 2026; (3) Parking Study – (Plan Number 33438) – approved by Marion County on December 10, 2025.
- **Water and sewer analysis** – The amendment demonstrates the impact of the proposed amendment in Section IV.E. Marion County has confirmed the availability of water and sewer services set forth on the attached **Exhibit D**.

A. NATURAL FEATURES ON THE PROPERTY (LAKES/PONDS, WETLANDS, HABITAT IMPORTANT TO LISTED SPECIES, TYPES OF VEGETATION, SOILS).

Jim Modica and Associates conducted a detailed analysis of the environmental resources on the property which enumerates natural features including environmentally sensitive resources (wetlands, plant communities, listed species, streams, etc.). Their report is included as **Exhibit C** to this report. The report demonstrates that the amendment boundary is suitable for urban development. The analysis does the following:

1. Identifies the soils and land use classification for lands within the amendment boundary.
2. Demonstrates that the land is improved pasture with developable uplands and suitable for urban development. The Modica analysis analyzed a much larger area with some areas having development constraints including listed species and wetlands. However, none of those resources were identified on the portion of property subject to this amendment. Further environmental analysis will be required as part of the required environmental permitting.
3. The amendment boundary has already been approved for urban development by Marion County and thus has been determined to be suitable for development.

As mentioned previously, further environmental analysis will be required during environmental permitting. For more information see the environmental analysis prepared by Modica & Associates (see **Exhibit C**).

B. CULTURAL RESOURCES ON THE PROPERTY. (ARCHAEOLOGICAL AND HISTORICALLY SIGNIFICANT SITES).

The subject property has already been approved for urban land uses with the Low Residential designation. These properties were previously analyzed and determined to be suitable for development. If any historical resources are located on the site will need to be avoided or addressed in future planning stages.

C. LAND USE AND COMPATIBILITY

The amendment area is approximately 236 acres and designated Low Residential on the FLUM. The property is within the Golden Ocala master plan and the UGB but restricted to large lot residential development with a maximum of 3 acre residential lots and a total of 78 residential units.

As demonstrated in the environmental analysis there are very few environmental resources on the property. The property has been farmed or used for equestrian purposes and is now improved pastureland. Thus, the property is very suitable for urban development.

Below is a comparison of the existing land uses and future land uses surrounding the amendment boundary.

Future Land Use Designations Surrounding the Property

North:	Low Residential, World Equestrian Center
South:	Rural Land (Farmland Preservation Area)
East:	World Equestrian Center, Commercial, Rural Land
West:	Rural Land and Public

Existing Land Uses Surrounding the Property

North:	World Equestrian Center, Golden Ocala
South:	Vacant/Agricultural
East:	World Equestrian Center, Single Family Residential, Commercial
West:	Vacant/Agricultural

As shown above, the subject property adjoins the existing WEC Land Use portion of the Property on the northern and eastern boundaries of the subject property. Commercial lands also adjoin the amendment boundary on its eastern border. Rural lands border the property on the western and southern border (outside the Project). The Rural lands on the western border are within the UGB but not yet designated for urban development. The land on the southern border is designated Rural and within the FPA. The proposed amendment's southern border is separated from the rural designated property to the south by State Road 40, a four lane roadway with approximately 180 feet of roadway and right-of-way combined.

This subject property is consistent with the intent of the World Equestrian Center category as described in FLUE Policy 2.1.28. Approximately 59% of the property will be dedicated to uses that serve both the equestrian and sports complex including hotel, limited commercial, parking, stormwater and open space. The remaining 97 acres, approximately 41% of the expansion area, will be dedicated to the sports complex and only 7 acres, approximately 2% of the expansion area, will be dedicated to the more intense indoor sports facility. The sports complex use is being added to the list of permitted in the FLUE Policy 2.1.28. The property adjoins the World Equestrian Center boundary on the northern and eastern boundaries. The property was already owned by Golden Ocala and was approved for urban development. The property is in the County's UGB which is intended for urban development and served with central water and sewer. Finally, the land is very suitable for urban development as demonstrated in the Modica environmental analysis.

The project will be required to provide buffering to minimize impacts on adjacent properties and ensure compatibility. For the property to the west, the lands are designated Rural but are within the UGB. Thus, these lands are planned for conversion to more intense development in the future. Future Land Use Element Policy 2.1.12 provides that rural areas within the UGB cannot be used as a basis for restricting development within the UGB.

The amendment is adjacent to the FPA to the south. It is common in Marion County for intense urban land uses to abut the FPA boundary. The most intense land uses in Marion County- Commerce District and Employment Center - are directly adjacent to the FPA in several locations in the County. A commercial parcel also adjoins the

FPA designated lands to the south. State Road 40 separates the rural parcel to the south from the proposed amendment. The northern border of State Road 40 includes intense urban land uses including Commercial and World Equestrian Center.

The Marion County plan permits urban land uses to adjoin FPA designated parcels. The comprehensive plan creates this contrast with clear policies establishing both the UGB and FPA with no policies requiring a transition of land uses or a step back of density or intensity. The County's plan directs intense urban densities and intensities within the UGB on central water and sewer (see Future Land Use Element Policies 1.1.5, 3.1.1 and 3.1.2). Separate policies establish what level of development is permitted within the FPA (see Future Land Use Objective 3.3 and supporting policies). The comprehensive plan incentivizes development adjoining the FPA boundary, but within the UGB, through the transfer of development rights (TDR) program. Land within the UGB is defined as Tier 1 with no consideration whether the parcel is adjacent to the FPA (see Future Land Use Element Policy 9.1.6) . Thus, a developer could buy development rights on an adjoining parcel within the FPA and use those credits on the adjacent parcel in the UGB.

The comprehensive plan does require buffering to ensure compatibility (see Future Land Use Element Policy 1.1.6). The County's land development code requires a fifteen foot landscape strip and buffer wall between a commercial recreation use and rural lands (see Section 6.8.6 and Table 6.8-1 of County Land Development Code (LDC)). For the parcel to the south, the FPA does not abut the subject property. State Road 40 separates the parcels with its four lanes and approximately 180 feet of right-of-way providing significant separation.

Finally, only 7 acres of the amendment boundary (approximately 2% of the land area) will be dedicated to the indoor sports facility, which is the most intense activity proposed. Commercial uses, including two new restaurants, are also planned on site but already approved development entitlements will be used. Approximately 97 acres will be dedicated to the proposed sports complex which includes the indoor sports facility. The remaining 139 acres will be dedicated to the hotel, limited commercial and uses to support the complex and larger WEC including parking, stormwater and open space.

As shown on the PUD master plan (see **Exhibit B**), athletic fields and stormwater facilities will be located along the edge of the development. Athletic fields and equestrian facilities are permitted within the Low Residential and Rural land uses and thus are compatible with the adjacent properties. Lighting restrictions and buffering will be required by the County which will help minimize impacts on adjacent properties. Sound studies are also being conducted on the property to support the PUD application.

D. SUITABILITY OF PROPOSED USE

The Modica & Associates report and this land use analysis demonstrate that the land included in this comprehensive plan amendment is suitable for the proposed land

uses. This amendment boundary includes a total of 236 acres that have already been approved for urban development by Marion County.

The Modica analysis clearly demonstrates that the lands are suitable for urban development, finding that the properties are improved pasture with no significant environmental resources. During the environmental permitting process more environmental analysis will be conducted to further support these conclusions. If any resources are found on site, then those resources would be addressed at that time.

E. PUBLIC FACILITIES ANALYSIS

The public facilities impact from this amendment are discussed below. The subject property is currently allowed up to 78 residential units, and those units may be used elsewhere in the Project. This amendment will add the following in terms of impact:

- Approximately 97 acres will be dedicated to the proposed sports complex or 41% of the expansion lands;
- Of these 97 acres, only 7 acres will be dedicated to the indoor sports arena or 2% of the expansion lands;
- The remaining 139 acres, approximately 59% of the expansion lands, will be dedicated to uses that support both the sports complex and the larger WEC development including hotel, limited commercial uses, parking, stormwater and open space; and
- An additional 300 hotel rooms are proposed.

The impact for each public facility is addressed below.

1. Transportation – Kittelson & Associates has performed multiple traffic studies to support this amendment. The analysis identifies that the Project does significantly impact State Road 40 and multiple intersections by the Year 2030. Pursuant to Capital Improvements Element Policy 1.5.5, the applicant and the County are in the process of entering a concurrency management agreement providing for proportionate share for transportation improvements consistent with Section 163.3180 and 380.06. This commitment is already included in the proposed text amendment to Policy 10.5.1. Any required amendments to the Capital Improvements Schedule will be incorporated into the County's annual update.

2. Centralized Water and Sewer Facilities – The proposed amendment is served by Marion County Utilities for both central water and sewer. The project engineer, Tillman & Associates, analyzed the Projects' water and sewer impact and submitted those projections to the County within the request for service confirmation from the County. On October 16, 2025, the Marion County Utilities Department confirmed that water and wastewater services will be provided and "adequate capacity exists in the system to serve the project based on the information provided." Attached as **Exhibit D** are the

Tillman Engineering water and sewer projections and the County's confirmation of service.

3. SOLID WASTE – The proposed amendment will not increase the demand for solid waste service. Marion County relies on a level of service standard based on residential units. The amendment does not increase the Project's residential entitlements. In addition, based on conversations with Marion County staff, there is no capacity problem for solid waste in the County.

4. PARKS AND RECREATION – The proposed amendment will not degrade the recreational level of service in the County. The County's level of service standard is based on residential use, which is 2 acres per 1,000 persons. The proposed amendment does not increase the Project's residential entitlements.

VI. RESPONSE TO OBJECTIONS.

The following objections have been received with a response provided.

FLORIDA COMMERCE OBJECTION

Florida Commerce is objecting to the lack of supporting data and analysis to demonstrate that public facilities are available to serve the proposed amendment. The Department states that the amendment is not based on surveys, studies and data regarding the amendment site including the availability of water supplies, public facilities, and services. The Department's objection addresses the following public facilities and requirements:

1. **Potable Water and Sewer** – The amendment states that the site is within Marion County Utilities jurisdiction and eligible for utility services. The Department cites the County staff report referencing that utilities are adjacent to existing infrastructure, but the infrastructure does not extend "fully" into the subject site. The Department states that no data has been provided to demonstrate there is enough capacity to meet the demands of the plan amendment.

2. **Transportation** – The Department states that an analysis was included to support the amendment but a "full analysis" for the specific site showing the "full impacts" of the site on traffic has not been completed or included in the amendment package.

3. **Capital Improvements** – The Department identified that the Capital Improvements Element was not updated to reflect the needed improvements. The Objection specifically mentions that utilities do not "fully extend" into the subject site.

RESPONSE TO OBJECTIONS: The Department is correct to point out that a plan amendment must demonstrate that adequate public facilities are in place, planned or committed to in an enforceable agreement, to support the amendment. The comprehensive plan amendment is of course the first step in multiple required steps in the development process. The comprehensive plan amendment is a planning process that is a safeguard to ensure that public facilities are in place or planned to serve a proposed plan amendment.

For transportation impacts, the transportation consultant has submitted the required Traffic Impact Analysis (TIA) to the County and the applicant and County are in the process of amending the existing 163 agreement to address the Project's transportation impacts. The agreement is referenced in Future Land Use Element Policy 10.5.1.

For potable water and sewer, the Project engineer submitted a water and sewer generation analysis to Marion County Utilities which was approved by the County on October 16, 2025, and is attached as **Exhibit D**. Water and sewer facilities are available to the client's property and provide service to the adjacent WEC. This amendment is an extension to the WEC and will require the extension of utilities on private property. Thus, the required sewer main extension is a private capital expense but for comprehensive plan purposes both water and sewer are available to the property.

The County, at their discretion, will update the Capital Improvements Element as part of their annual update to incorporate new projects. Any capital projects to address new transportation impacts along State Road 40, or any other roads or intersections, will be added as part of this process. The amendment does not create any new water or sewer facility improvements.

Third Party Objection – Letters from Gardner Brewer Hudson Firm

Representatives are objecting to the plan amendment because it violates a 2016 settlement agreement which placed restrictions on the property. The representatives are correct that a settlement agreement was entered into that resolved their client's objections in 2016. The settlement restricted any residential densities to three acre lots. This restriction was adopted into the County's comprehensive plan.

Representatives are also stating that the amendment is not compatible with the Marion County comprehensive plan, the surrounding area and the 2045 Planning Horizon. Finally, objections are raised to the lack of a level of service analysis.

RESPONSE TO OBJECTIONS: The County amended its comprehensive plan in 2016 to incorporate the Wormser settlement agreement terms. The restriction applies to residential development. The settlement agreement did not envision a future change of use. At the time of the settlement agreement the only development proposed in the area was residential. In 2017 the WEC amendment was approved by the Commission and future amendments resulted in the current development entitlements including over 2,300 residential units, 1,350 hotel rooms and 4 million square feet of commercial to serve the WEC equestrian center.

The WEC development is now a reality and is at the edge of the proposed amendment boundary. The character of the area has transformed since 2016, especially north of State Road 40. The 2016 settlement agreement did not remove the ability of the Commission to amend the plan or to reflect changes in conditions.

Representatives also claim that the amendment is not compatible with the adjacent rural lands. The County's comprehensive plan does not prohibit urban development within the UGB, including lands that are adjacent to the FPA. The proposed sports complex is a combination of outdoor sports fields and an indoor sports facility. The comprehensive plan requires perimeter buffering to ensure compatibility with the surrounding properties. The proposed PUD master plan also demonstrates how land uses will be oriented on site to have sports fields and stormwater facilities on the perimeter of the property.

Rural designated land is "primarily for agricultural uses" pursuant to Future Land Use Element Policy 2.1.16. However, community facilities are permitted in rural areas pursuant to Future Land Use Element Policy 2.1.8 by special use approval. Table 4.2-1 of the Marion County Land

Development Code permits active recreation use by right in the A-1 and A-3 zoning districts. The Code specifies that a "public park, or other public recreational use or building" is permitted. A-1 is the zoning district of the properties adjacent to the amendment boundary to the south and west.

The adjacent FPA is also separated from the property by State Road 40 and the right of way which is a separation of approximately 180 feet. This separation far exceeds the standard buffering required under the County's land development code.

Regarding the level of service analysis, the amendment is supported by a level of service analysis demonstrating that adequate public facilities are in place and planned to serve the amendment.

VI. CONSISTENCY OF PROPOSED FLUM AMENDMENT WITH CHAPTER 163, FLORIDA STATUTES AND THE MARION COUNTY COMPREHENSIVE PLAN.

FLUM amendments must be consistent with the Goals, Objectives and Policies of the Marion County Comprehensive Plan and Chapter 163, Florida Statutes.

A. Needs Analysis

The Marion County Comprehensive Plan requires that a needs analysis be provided to support any future land use map amendment. The needs analysis to support these amendments is attached as **Exhibit E**.

B. Urban Sprawl Analysis

The proposed land use amendments are supported by an urban sprawl analysis included as **Exhibit F**.

C. Consistency with Comprehensive Plan Objectives and Policies

Large Scale Plan Amendments must be evaluated based on the proposal's ability to meet and further the goals, objectives and policies specified in the Marion County Comprehensive Plan. **Exhibit G** is an analysis of the Project as compared to the County's Comprehensive Plan and demonstrates that the Project is consistent with the County's Plan.

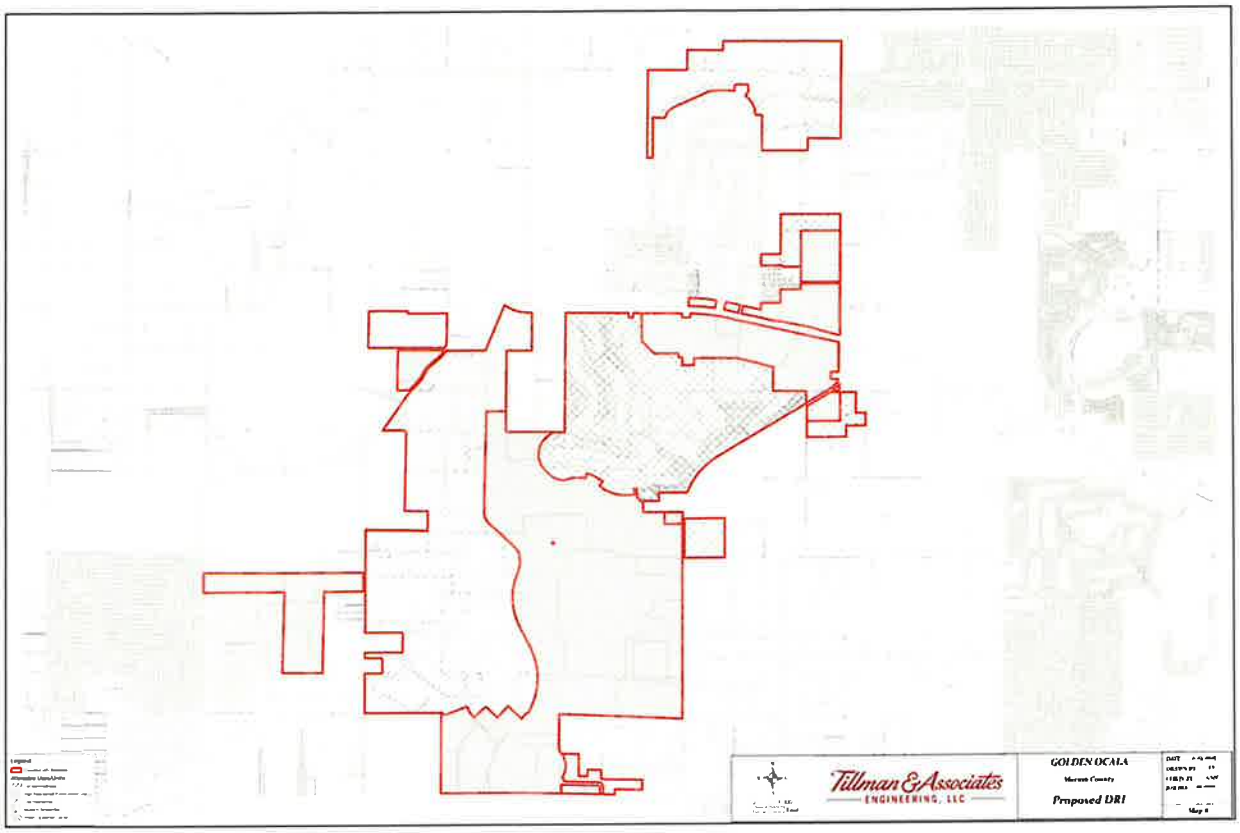
EXHIBITS

EXHIBIT A	Proposed Map and Text Amendments
EXHIBIT B	Proposed PUD Master Plan
EXHIBIT C	Environmental and Archaeological Analysis
EXHIBIT D	Utility Service Confirmation Letters
EXHIBIT E	Needs Analysis
EXHIBIT F	Urban Sprawl Analysis
EXHIBIT G	Consistency Analysis

EXHIBIT A

PROPOSED MAP AND TEXT AMENDMENTS

PROPOSED MAP AMENDMENT



PROPOSED TEXT AMENDMENTS

Policy 2.1.28: World Equestrian Center (WEC)

This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.), sports facilities and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is allowed in the Urban and Rural Area and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No 22-26 dated June 21, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC).

Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du 10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			
Commercial (COM)	0 – 8 du ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	*Rural Area (Outside UGB)*		
	0-1 du 10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 10.5.1 for property depicted on FLUMS Map 15h- (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	Urban Area (Inside UGB)		
	0-4 du ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Sports Facilities, Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala
[Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy.]

This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04, (b) Future Land Use Map (FLUM) Amendment s 2017-L02 and 2017-D05, ~~and~~ (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02, (d) FLUM Amendment 2024-___ and FLUM Amendment 2024-___ concerning ~approximately 4,276.21 acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.

2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, sports facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.

3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium -Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilityies	~~13,500 seats~~210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,~~36~~50 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:

   A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017-D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").

   B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, FLUM Amendments 2024- and 2024- neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.

6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.

8. Development of:

   A. Commercial, condominium, RV, low density residential lots ~~north of US 27~~ (other than those developed as Equestrian Estate Lots north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities shall be served by central potable water and central sanitary sewer service.

   B. Equestrian Estate lots:

      1) Located South of US 27, shall be served by central potable water or central sanitary sewer services, and

      2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration, or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1, and other provisions of this plan requiring central water and sewer.

9 Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.

10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date.) and FLUM Amendment 2022-L02.

Figure 4 – Proposed FLUE Map 15.h
(Reference Attachment Set C.)

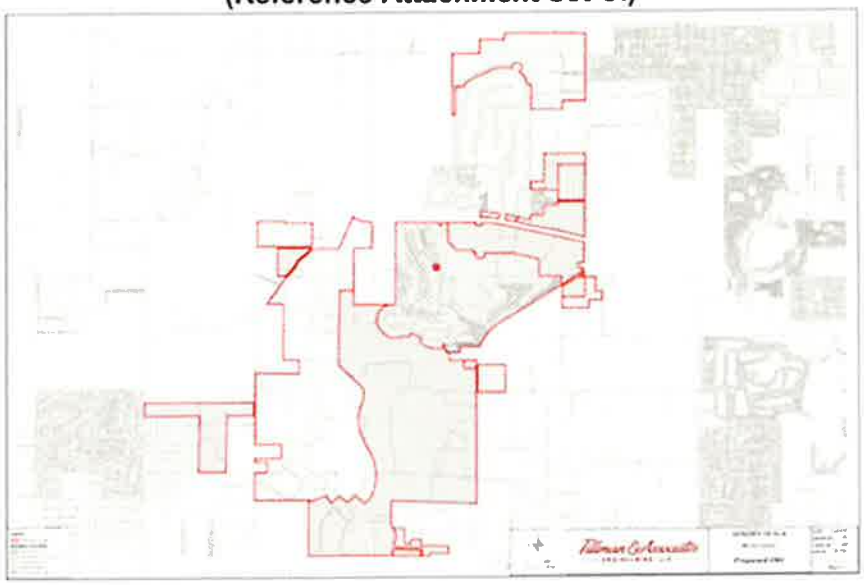


EXHIBIT B

PROPOSED PUD MASTER PLAN

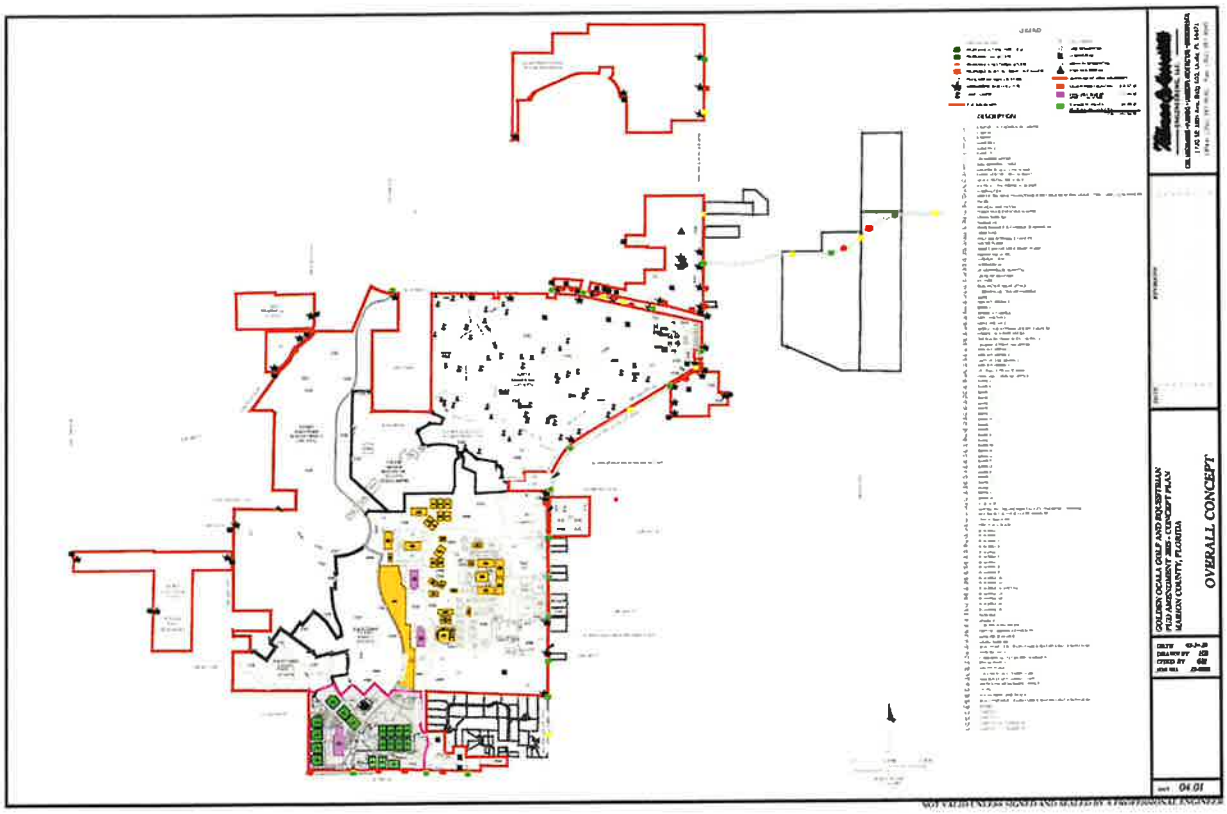

OVERALL CONCEPT

EXHIBIT C

ENVIRONMENTAL AND ARCHAEOLOGICAL ANALYSIS

GOLDEN OCALA

MARION COUNTY, FLORIDA

ECOLOGICAL SITE ASSESSMENT

MODICA & ASSOCIATES

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Prepared for:
Generation III, LLC
600 Gillam Road
Wilmington, OH 45177

Prepared by:
Modica & Associates
302 Mohawk Road
Clermont, FL 34715

April 2017

PHONE 352.394.2000 FAX 352.394.1159
302 MOHAWK ROAD, CLERMONT, FLORIDA 34715
WWW.MODICAANDASSOCIATES.COM

GOLDEN OCALA
MARION COUNTY, FLORIDA

ECOLOGICAL SITE ASSESSMENT

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GOLDEN OCALA
MARION COUNTY, FLORIDA
ECOLOGICAL SITE ASSESSMENT

1.0 INTRODUCTION

Modica & Associates conducted an ecological assessment of the 1,900± acre Golden Ocala project site ("Subject Parcel"). Several site inspections occurred during March and April of 2017. The Subject Parcel is located south and west of the existing Golden Ocala Golf and Equestrian Club, west of NW 80th Avenue, east of NW 100th Avenue, a small portion of the project is located west of Miller Road. The entire project is north of State Road 40 in Ocala, Florida (**Figures 1 & 2**).

The intent of the Ecological Assessment was to preliminarily evaluate on-site habitats and vegetative communities, to identify the presence or potential for presence of protected wildlife species, to identify potential environmentally-related development constraints associated with the property, and to outline regulatory permitting requirements for the property, specifically pertaining to ecological resources. The findings presented herein reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change over time.

2.0 PROJECT SITE CONDITIONS

Prior to inspecting the Subject Parcel, published literature and publicly available ArcView™ GIS data layers were reviewed to obtain an understanding of site topography, soils, vegetation, and anticipated / documented wildlife use in the vicinity of the property. The following resources were accessed as part of the subject assessment:

- 2014 Aerial Photographic Imagery, ESRI Online Basemap Options;
- Google Earth Aerial Imagery, 1994-2016;
- U.S. Department of Agriculture (USDA) *Soil Survey of Marion County Florida*;
- Florida Natural Areas Inventory (FNAI) – Species Occurrence Tracking List, Marion County;
- *Florida's Endangered and Threatened Species*, January 2017, FWC;
- *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook*, U.S. Department of Transportation;
- ArcView™ shapefiles containing the following wildlife occurrence records:
  - FWS 2013-2014 bald eagle survey results;
  - FWS wildlife observation database (Wildobs2006.shp);
- Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx);
- North Florida Ecological Services Office Federally Listed Species in Marion County, Florida

Modica & Associates conducted several field inspections of the Subject Parcel during March and April of 2017. The property was traversed via vehicular and pedestrian transects to identify any listed wildlife species and to map the onsite land uses and vegetative communities. The findings of the survey are discussed in greater detail below.

2.1 Soils

Per the *Soil Survey of Marion County, Florida*, prepared by the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), thirteen (13) soil types occur within the Subject Parcel boundaries, with designations of "pits" and "open water" also present on the property (**Figure 3**). Soil descriptions of those soil types are described below; the descriptions are excerpts from the SCS *Soil Survey of Marion County, Florida.*

Arrenondo sand, 0-5% slopes (9) is a nearly level to gently sloping, well-drained soil that occurs as both small and large areas in the upland. This soil occurs as broad rolling areas of the uplands. The water table is at a depth of more than 72 inches. Permeability is rapid in the upper 65 inches, moderately rapid from 65 to 70 inches, and moderate below.

Arrenondo sand, 5-8% slopes (10) is a sloping, well-drained soil that occurs as small areas on sharp breaking slopes and on long slopes of the uplands. This soil occurs as broad rolling areas of the uplands. The water table is at a depth of more than 72 inches. Permeability is rapid in the upper 65 inches, moderately rapid from 65 to 70 inches, and moderate below.

Blichton sand, 2-5% slopes (17) is a gently sloping, poorly drained soil that occurs as small or large areas of the uplands. The surface layer is very dark gray sand about five inches thick. The water table is within a depth of 10 inches for periods of 1 to 4 months. During the dry periods, it recedes to depth of more than 40 inches. Permeability is rapid in the upper 26 inches, moderately rapid from 26 to 30 inches, moderate from 30 to 77 and moderately rapid from 77 to 81 inches.

Candler Sand, 0-5% slopes (22) is a nearly level to gently sloping, excessively drained sandy soil that has thin lamellae of loamy sand within a depth of 60 to 80 inches. It occurs as small and large areas on sandy ridges in the uplands. The surface layer of this soil type generally consists of dark gray sand about 5 inches thick. The water table for this soil type is at a depth of more than 60 inches. Permeability of this soil type is very rapid in the upper 67 inches, rapid from 67 to 109 inches, and medium below.

Fellowship Loamy Sand, 2-5% slopes (29) is a sloping to strongly sloping, poorly drained soil that occurs on sharp-breaking slopes and long, wet hillsides of the uplands. The water table is perched in the surface layer and the upper part of the subsoil. It is within 10 inches of the surface for 1 to 4 months during wet periods. Permeability is moderately rapid in the upper 14 inches, moderately slow between 14 and 20 inches, and very slow below.

Flemington Loamy Sand, 2-5% slopes (34) is a poorly drained soil that is nearly level to gently sloping and occurring in small and large areas of uplands. The water table is within 10 inches of the surface for 1 to 3 months during most years and the subsoil can have a perched water table. The representative soil profile of the Flemington Series consists of very dark gray loamy sand about 5 inches thick with a subsurface of gray loamy sand about 4 inches thick. There is a clay subsoil between 9 and 53 inches. This soil type has low to medium organic-matter content.

Hague sand, 2-5% slopes (37) is gently sloping, well-drained soil that occurs generally as small areas in the upland. The water table is at a depth of more than 60 inches. Permeability is rapid in the upper 24 inches and moderate to moderately rapid below.

Kendrick loamy sand, 0-5% slopes (44) is a gently sloping, well-drained soil that occurs as small and large areas of the uplands. The water table is at a depth of more than 72 inches. Permeability is rapid in the upper 26 inches and moderate from 26 to 83 inches.

Lochloosa fine sand, 0 to 5 percent slopes (46) is a nearly level, somewhat poorly drained soil that occurs in small and large areas in the uplands. The surface layer is dark gray fine sand about seven inches thick. The water table fluctuates between 30 and 60 inches from 1 month to 4 months during most years. Permeability is rapid in the upper 28 inches, moderately rapid from 28 to 32 inches, and moderate below.

Micanopy fine sand, 2-5% slopes (50) is a gently sloping, somewhat poorly drained soil that occurs as small areas in the uplands. The water table is perched between depths of approximately 20 to 60 inches for periods of 2 to 5 months. It recedes to a depth of more than 60 inches during dry periods. Permeability is rapid in the upper 15 inches, moderate from 15 to 20 inches, and slow below.

Micanopy fine sand, 5-8% slopes (51) is a gently sloping, somewhat poorly drained soil that occurs as small areas in the uplands. The water table is perched between depths of approximately 20 to 60 inches for periods of 2 to 5 months. It recedes to a depth of more than 60 inches during dry periods. Permeability is rapid in the upper 15 inches, moderate from 15 to 20 inches, and slow below.

Pits (57) are areas where soils have been excavated and used for fill material in preparation for roads and building sites. Most excavations are small, and depths of the pits are generally limited to 5 to 12 feet.

Sparr fine sand, 0-5% slopes (65) is nearly level to gently sloping, somewhat poorly drained soil that occurs as small and large areas in the flatwoods and uplands. The water table fluctuates between 30 to 60 inches for 1 month to 4 months during most years. During dry periods, it is at a depth of more than 60 inches. Permeability is rapid in the upper 48 inches and moderate below.

Zuber loamy sand, 2-5% slopes (77) is a gently sloping, well-drained soil that occurs as small area in the upland. The water table is at a depth more than 72 inches. Permeability is rapid in the upper 15 inches, moderate from 15 to 20 inches, and moderately slow below.

Water (99) represents open water areas such as lakes.

2.2 Land Use Types & Vegetative Communities

The Golden Ocala project site currently supports five (5) land use type/vegetative communities within its boundaries (**Figure 4**). The land use type/vegetative communities were identified using the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The following provides a brief description of the land use type/vegetative communities identified on the site:

211 – Improved Pasture

The majority of the Subject Parcel is comprised of improved pasture with the dominant vegetation consisting of bahia grass (*Paspalum notatum*) with other species present including ragweed (*Ambrosia artemisiifolia*), dog fennel (*Eupatorium capillifolium*), pepper weed (*Lepidium virginicum*) and prickly pear cactus (*Opuntia* sp.). Vegetative diversity is low in the pasture; the area was historically used as cattle or horse pasture.

Also included within this land use type for this Ecological Site Assessment are areas of horse farms. Historical activity associated with a horse farm is present, such as abandoned stables.

425 – Temperate Hardwood

The second most prevalent community on the project site is temperate hardwood. This community is typically confined to the central, south central and northeastern portions of the subject property. This upland community supports several mature oaks and pines. Species observed include laurel oak (*Quercus laurifolia*), live oak (*Q. virginiana*), and slash pine (*Pinus elliottii*) in the canopy, with few turkey oak (*Q. laevis*) also present. Understory vegetation observed includes cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), winged sumac (*Rhus copallinum*), and black cherry (*Prunus serotina*). The ground cover is sparse, with bracken fern (*Pteridium* sp.), beautyberry (*Callicarpa americana*), catbrier (*Smilax auriculata*), saw palmetto (*Serenoa repens*) and passion vine (*Passiflora incarnata*) observed. Selective clearing activities have been conducted throughout the majority of the Temperate Hardwood community type, so the canopy is significantly less dense than what appears on aerial photography. It appears that the silvicultural activities have been conducted in accordance with Best Management Practices (BMP's).

641-Freshwater Marsh
There are a couple of freshwater marsh communities present generally within the northern limits of the Subject Parcel. The freshwater marshes consist of both isolated and hydrologically connected depressional marshes. Depressional marshes are characterized by short-stature, herbaceous vegetation such as: beaksedge (*Rhynchospora* spp.) soft rush (*Juncus effusus*), spike rush (*Eleocharis* sp.), lemon bacopa (*Bacopa caroliniana*), marsh mermaidweed (*Proserpinaca palustris*), spadeleaf (*Centella asiatica*), marsh penny wort (*Hydrocotyle umbellata*), maidencane (*Panicum hemitomon*), buttonbush (*Cephalanthus occidentalis*), St. John' wort (*Hypericum* sp.), and yellow-eyed grass (*Xyris caroliniana*).

524 Lakes less than 10 acres
There is a man-made lake generally in the northwestern portion of the Subject Parcel. This open water lake does contain limited vegetation along the edges of the system. Vegetation present is similar to those species listed in the Freshwater Marsh community discussed above.

610 – Wetland Hardwood Forest
There is one small wetland hardwood forest located within the most northwestern portion of the Subject Parcel. This area was historically cleared during the last 15 years as part of an agricultural operation. The forested wetland consists of a monoculture of persimmon trees (*Diospyros virginiana*) that recruited after the clearing.

2.3 Wildlife

A qualitative review of the Subject Parcel was conducted to determine if any wildlife species using the property are listed as protected by the U.S. Fish & Wildlife Service (USFWS) or the Florida Fish & Wildlife Conservation Commission (FWC). To assist in documenting the potential protected species on the project site, the Florida Natural Areas Inventory (FNAI) Tracking List for Marion County was obtained and reviewed (**Exhibit A**). Using this information, a survey of the site was conducted to determine the need and extent of formal survey for any wildlife species. Below is a list of wildlife observed, either directly or indirectly (i.e. tracks burrows, calls, etc.), on the Subject Parcel during the March and April 2017 site inspections.

BIRDS
American Crow (*Corvus brachyrhynchos*)
American Kestrel (*Falco sparverius*)
American Robin (*Turdus migratorius*)
Barred Owl (*Strix varia*)
Belted Kingfisher (*Ceryle alcyon*)
Black Vulture (*Coragyps atratus*)
Boat-tailed Grackle (*Quiscalus major*)
Cattle Egret (*Bubulcus ibis*)

Common Snipe (*Gallinago gallinago*)
Downy Woodpecker *(Picoides pubescens)*
Eastern Towhee *(Pipilo erythrophthalmus)*
Fish Crow (*Corvus ossifragus*)
Killdeer (*Charadrius vociferous*)
Mourning Dove (*Zenaida macroura*)
Northern Bobwhite (*Colinus virginianus*)
Northern Harrier (*Circus cyaneus*)
Pileated Woodpecker (*Dryocopus pileatus)*
Red-bellied Woodpecker (*Melanerpes carolinus*)
Red-shouldered Hawk (*Buteo lineatus*)
Red-tailed Hawk (*Buteo jamaicensis*)
Turkey Vulture (*Cathartes aura*)
Wild Turkey (*Meleagris gallopavo*)

REPTILES
Black Racer (*Coluber constrictor*)
Gopher Tortoise (*Gopherus polyphemus*)

MAMMALS
Raccoon (*Procyon lotor*)
Nine-banded Armadillo (*Dasypus novemcinctus*)
Sherman's Fox Squirrel (*Sciurus niger shermani*)
Cotton-tailed Rabbit (*Sylvilagus floridanus)*

The gopher tortoise is listed as a Threatened species by the FWC. The Sherman's fox squirrel is listed as a Species of Special Concern. No other listed species of wildlife were documented during the preliminary site inspections. Information regarding additional species of wildlife with potential for presence on the Subject Parcel is provided in Section 4 below. The Florida Natural Areas Inventory (FNAI) species tracking list for Marion County was accessed to determine the potential for listed species of wildlife that may occur within the habitat types present within Subject Parcel; this tracking list is included as **Exhibit A** for reference.

Wildlife species with the potential to occur on the Subject Parcel based on USFWS Consultation Areas, geographic locale, habitat types present and presence of suitable soils or vegetative cover include the American bald eagle, gopher tortoise, sand skink, Florida scrub-jay, Red-cockaded woodpecker, Southeastern American kestrel, Wood Stork, and the eastern indigo snake.

Although the Subject Parcel lies in the Consultation Areas for the Florida scrub-jay, and the Red-cockaded woodpecker, the property does not contain suitable habitat for the presence of either of these species. Because suitable conditions do not exist on the Subject Parcel for these species, no formal surveys will be required and therefore species-specific information is not provided in the Section 4 below.

A pair of kestrels were observed during the one initial survey. However, during a subsequent survey they were not observed. Additional surveys will be conducted to validate that the kestrels observed were the American kestrel which is a migratory species. The Southeastern American kestrel is listed as Threatened by FWC. Please refer to Section 4 below for a more detailed discussion on listed species.

2.4 Listed Flora

A survey was conducted to document the presence of any protected plant species within the Subject Parcel. This floral species survey was conducted in conjunction with the March and April 2017 wildlife surveys.

No plant species listed by either the Florida Department of Agriculture (FDA) or USFWS were observed on the site during the survey.

3.0 REGULATORY AGENCY PERMITTING

3.1 South West Florida Water Management District

The South West Florida Water Management District (SWFWMD) administers regulatory authority for proposed developments through the Statewide Environmental Resource Permitting (ERP) program. Development of the Subject Parcel will require an ERP application to be submitted to the SWFWMD for stormwater management and environmental regulatory review. The SWFWMD exerts regulatory jurisdiction over wetland and surface water areas.

If any wetland or surface water impacts are proposed, compensatory mitigation may be required to offset the functional loss of these natural resources. Mitigation may be provided through purchase of credits from an approved mitigation bank, or on-site wetland creation within flood compensating storage pond(s). An appropriate mitigation plan can be developed at the time of ERP application, if needed.

3.2 U.S. Army Corps of Engineers

If dredging or filling wetland impacts is planned in "Waters of the U.S.", a permit from the U.S. Army Corps of Engineers (ACOE) will be required. The ACOE regulates dredging and filling in wetlands (and surface waters) under authority of the Clean Water Act. If any work is proposed in non-isolated waters of the United States, a permit will be required from the ACOE. It appears that all onsite wetlands are isolated from Water of the United States. An Approved Jurisdictional Determination can be sought from the ACOE to obtain written concurrence that the on-site wetlands are isolated and therefore not jurisdictional to the ACOE.

3.3 Marion County

The Marion County Comprehensive Plan and Land Development Code (LDC) sets forth protective regulations for certain areas and natural resources within the County. The Subject Parcel does contain jurisdictional wetlands and surface waters, and also contains protected species of wildlife.

Article 6, Division 5 of Marion County's LDC provides for the requirement of an Environmental Assessment for Listed Species (EALS) to support various applications. An EALS must be submitted to the Office of the County Engineer to be reviewed concurrently with a corresponding development review application. This report will likely be sufficient to support the development review application for Marion County.

An approximately 315± acre portion of the Subject Parcel is currently under construction for the World Equestrian Center at Golden Ocala, consistent with Resolution Number 17-R-075 as approved by the Marion County Board of County Commissioners on March 21, 2017. The World Equestrian Center at Golden Ocala project area is depicted on **Figure 5**. A gopher tortoise relocation application has been filed with the FWC to address the presence of gopher tortoises within the World Equestrian Center project area.

4.0 PROTECTED SPECIES REGULATIONS AND PERMITTING

A qualitative review of the site was conducted to determine if any wildlife species using the Subject Parcel are listed as protected by the USFWS or the FWC. Surveys were performed by conducting pedestrian transects across a minimum of 15% of the site.

It should be noted that these findings reflect the site conditions at the time of the investigation and do not preclude other listed species from inhabiting the project site in the future.

4.1 Gopher Tortoise

The gopher tortoise is listed by the FWC as a threatened species. Gopher tortoises are commonly found in areas occurring on well-drained sandy soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and citrus groves. A permit to relocate the resident population of gopher tortoises will be required to facilitate development of the Property. The relocation may be conducted in phases as portions of the property are developed independently.

FWC regulations prohibit development within a 25-foot radius of any potentially occupied gopher tortoise burrow. A permit will need to be obtained from the FWC authorizing the relocation of any gopher tortoises within 25-feet of the footprint of development prior to the initiation of any land clearing or construction activities.

Figure 6 depicts the locations of potentially occupied gopher tortoise burrows that were identified during the March and April 2017 site inspections. Note that only a 15% survey was conducted for this preliminary evaluation. These results may be extrapolated to estimate the gopher tortoise population across the Golden Ocala project site.

Conservation Permit

Because there are more than 10 gopher tortoise burrows within the Subject Parcel that will be impacted by development, a "Conservation Permit" must be obtained from the FWC. A Conservation Permit authorizes the relocation of captured tortoises to a permitted off-site recipient area.

An application to the FWC must be submitted by a state-licensed Authorized Gopher Tortoise Agent. The Conservation Permit only requires a 15% gopher tortoise survey to obtain the permit, but a 100% survey must be conducted no more than 90 days prior to relocation activities. If the relocation effort does not occur within 90-days of the survey date, it will be necessary to repeat the survey prior to conducting the relocation effort.

Permit issuance typically occurs within 45-days following a complete application submittal. Once issued, the permit will be valid for a period of one year, after which time the applicant may apply for a one-time amendment to extend the permit duration for an additional year. Note that the relocation can be conducted in phases. The FWC Mitigation Contribution Fee must be paid to obtain the permit, but relocation costs and recipient site fees can be delayed until future phases are ready for development (if the project will be phased).

4.2 Sherman's Fox Squirrel

This mammal is classified as a "Species of Special Concern" (SSC) by FWC. There are three subspecies of fox squirrel in Florida. Only one, *Sciurus niger shermani*, occurs in central Florida. The fox squirrel's primary habitat is the longleaf pine, turkey oak, live oak, sandhill and flatwood communities. Live oak acorns may be a major source of food when supplies of acorns from turkey oaks are insufficient. Nesting is done in cavities of trees and in nests constructed of leaves. Live oaks are usually chosen for nesting, and Spanish moss provides lining of the nest. Two breeding seasons occur - from the end of November into January and over a longer period during the summer, beginning with conception in May or June. Average litter size is slightly more than two. The young remain in the nest for about 75 days, and are weaned at 90 days. Sexual maturity is reached at 1 year of age. Sherman Fox Squirrels are diurnal and are usually solitary except during mating season. Home range is about 75 acres.

A sighting of a Sherman's fox squirrel was made in the central portion of the Subject Parcel. This squirrel was observed near live oak hammocks. The site plan includes preserving as many of the large oak trees on the site as is feasible, which will be beneficial to the Sherman's fox squirrel.

4.3 American Bald Eagle

The American Bald Eagle *(Haliaetus leucocephalus)* was officially de-listed by the USFWS on July 9, 2007 (Federal Register Volume 72, No. 130). The bald eagle still receives protection from the USFWS under the Bald and Golden Eagle Protection Act (Eagle Act) and the MBTA. As part of the on-site review, all accessible areas were visually scanned for the presence of a bald eagle nest. In addition to the on-site survey, the FWC's *Online Eagle Nest Locator* database was accessed to determine if any previously documented eagle nests are located on or near the project site to see if any documented eagle nests are located within or near the Subject Parcel. There are no documented eagle nests within five (5) miles of the Subject Parcel. Therefore, project development should not have any adverse impact on eagle breeding or nesting activities. No coordination with FWC or USFWS is anticipated for the presence of this species.

4.4 Sand Skink

The sand skink (*Neoseps reynoldsi*) is listed as threatened by the USFWS and FWC. The sand skink is a fossorial lizard endemic to the central ridge of peninsular Florida, and spends its lifecycle just beneath the surface of the sandy soils that are characteristic of Central Florida's ridges. Because this lizard lives beneath the surface of the sand, its presence is generally detected by the presence of sinusoidal tracks left in the sand due to the unique manner in which this species moves through the sand.

In 2012, the USFWS revised their *Sand Skinks and Blue-tailed Mole Skinks Survey Protocol, Peninsular Florida* (Protocol) for the federally protected sand skink. According to the revised Protocol, if a property lies within the Sand Skink Consultation Area, has an elevation of 82 feet above sea level, and contains suitable soils, the USFWS assumes presence of sand skinks. The burden is on the landowner to document the absence of skinks.

The Subject Parcel lies within the Sand Skink Consultation Area and contains some soil types that are considered suitable for the presence of sand skinks (Arredondo, Candler, Hague, Kendrick and Zuber). However, there are very limited areas within the Subject Parcel that are underlain by suitable soil types that also lie above the minimum required elevation of 82 feet to be considered potentially suitable for the presence of sand skinks. Those areas of the Subject Parcel that meet all three criteria for the potential presence of sand skinks (location, elevation and soils), are vegetated with densely-rooted bahia grass, rendering the soils "unswimmable" by skinks. Accordingly, the Subject Parcel should be exempt from formal survey requirements.

It is recommended that Modica & Associates initiate "technical assistance" with the USFWS to confirm that the Subject Parcel is exempt from survey requirements.

4.5 Wood Stork

The wood stork (*Mycteria americana*) is listed as "Endangered" by the USFWS. The Subject Parcel lies within the USFWS Consultation Area for the wood stork, but is not located within a "Core Foraging Area" for the wood stork (**Exhibit B**). Wood storks nest in colonies and forage in freshwater wetlands. Good feeding habitat for wood storks typically consists of calm waters that do not have dense thickets of vegetation. The primary food of a stork's diet is small fish between 1 and 8 inches in length. Because the Subject Parcel is not located within the wood stork "Core Foraging Area" a biomass calculation to estimate the loss of wood stork foraging habitat should not be required if wetland impacts are proposed.

4.6 Eastern Indigo Snake

The Eastern indigo snake is listed as "Threatened" by the USFWS. Indigo snakes are thick-bodied, glossy black snakes with iridescent blue highlights. Adult indigo snakes may be between 60 and 74 inches long (USFWS, 2016). The USFWS routinely concurs that a project is "not likely to adversely affect" the indigo snake if the USFWS's *Standard Protection Measures for the Eastern Indigo Snake* ("Standard Protection Measures"; USFWS, 2004) will be followed during project construction. The Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site. This requires placement of posters on the project site, distribution of educational pamphlets and informational signs and videos. These educational documents have been prepared by USFWS and are readily available for use by the Applicant.

4.7 Southeastern American Kestrel

The Southeast American kestrel (*Falco sparverius paulus*) is listed by the FWC as a threatened species. This falcon species is a permanent and non-migratory resident of Florida. The population of southeastern American kestrels in Central Florida has decreased by 82% from 1940's to 1980's. The population decline is due to loss of habitat caused by clearing of woodlands for agriculture and residential development. The clearings have reduced suitable nesting and forging sites.

The Southeast American Kestrel is the smallest of the falcon species and is approximately the size of a robin. It grows to a length of 9 to 12 inches. They are colorful birds and there is a color difference between the male and female. Both sexes have reddish and blue crowns. The males have blue wings and cinnamon backs and tails. They have dark spots on a white breast. The females have a cinnamon body color with dark streaks. They have a light tan breast with vertical brown streaks.

They have long, pointed wings when seen in flight and will hover. It is common to see them sitting on electrical wires, poles and fences.

They prefer open habitats so they can hunt small terrestrial animals. Southeastern American kestrels typically nest in cavities excavated by woodpeckers and in artificial objects such as power poles, nesting boxes and buildings. They have a clutch of 3 to 5 eggs. The eggs are pinkish to beige having with Reddish-brown speckles and dark brown spot. They usually have one brood a year. Egg incubation is 28 to 31 days and the young fledge at 28 to 31 days of age.

If a nesting pair of Southeastern American kestrels is documented within a project site, the FWC has recommended guidelines for preservation and protection of this species. The FWC requires that a 150-meter radius be established around the nest cavity. Additionally, the FWC recommends that 50 hectares of suitable foraging habitat remain on the site. This habitat can consist of golf courses, pastures and any other open grasslands on which the birds can forage. Because two kestrels were observed on the Subject Parcel (within the southern portion of the property), a formal kestrel survey will be conducted to conclusively document which species of kestrel (if any) is still present on the site.

5.0 SUMMARY

Modica & Associates conducted an Ecological Assessment of the 1,900± acre Golden Ocala project site during March and April of 2017. The Subject Parcel is located south and west of the existing Golden Ocala Golf and Equestrian Club, west of NW 80th Avenue, east of NW 100th Avenue, a small portion of the project is located west of Miller Road. The entire project is north of State Road 40 in Ocala, Florida (**Figures 1 & 2**).

Two listed species were documented on the project site during the preliminary surveys. These species include the gopher tortoise and the Sherman's fox squirrel. In addition to these species, the Subject Parcel may be considered suitable for the presence of additional listed species of wildlife including the bald eagle, Southeastern American kestrel, sand skink, wood stork, eastern indigo snake, Florida scrub-jay and red-cockaded woodpecker. The Subject parcel does not contain suitable habitat for the scrub-jay or the red-cockaded woodpecker and therefore no additional coordination for these species will be required.

The Subject Parcel contains only limited areas that meet all three criteria (location, elevation and soils) for the potential for the presence of sand skinks. Those areas that do meet the criteria are vegetated with densely-rooted bahia grass, rendering the underlying soils "unswimmable" and therefore not suitable for the presence of sand skinks. Because of this unsuitable habitat, it is anticipated that an exemption from a formal sand skink survey will be granted by the USFWS.

The Subject Parcel is not located within a "Core Foraging Area" for the wood stork, therefore any proposed wetland impacts should not have to be evaluated for loss of foraging habitat.

There is potential for the presence of the eastern indigo snake on the Subject Parcel. The USFWS typically does not consider adverse effects to the indigo snake if the USFWS's *Standard Protection Measures for the Eastern Indigo Snake* ("Standard Protection Measures"; USFWS, 2004c) will be followed during project construction. These Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site.

Two kestrels were observed on electrical wires within the southern portion of the Subject Parcel during the original site inspection. During the following inspection, the kestrels were not observed. The observed kestrels could have been the more common (and not protected) American kestrel that migrates north during April of any given year. However, because kestrels were observed in closed proximity to each other during early April, a formal survey will be conducted to conclusively determine if there are any nesting kestrels on the Subject Parcel.

Publicly available data indicate that there are no documented eagle nests within 5 miles of the Subject Parcel, and no eagle nests were observed on-site during the preliminary evaluations. No coordination for this species will be required.

No other listed species of wildlife were identified on the property, nor does the Subject Parcel appear to provide suitable habitat for other listed species at the time. However, it should be noted that these results reflect site conditions at the time of the investigation and do not preclude the possibility of any additional listed species using or inhabiting the site in the future, especially if vegetative habitat characteristics become more favorable for listed species in the future.

This ecological assessment does not constitute a Phase I Environmental Assessment and this report makes no representation as to the presence or absence of hazardous materials in association with the project site.

6.0 REFERENCES

Florida Fish and Wildlife Conservation Commission. 2017. Eagle Nest Locator (http://wildflorida.org/eagle/eaglenests)

Florida Fish and Wildlife Conservation Commission. 2017. Florida's Threatened and Endangered Species.

Florida Fish & Wildlife Conservation Commission. 2003. Florida's breeding bird atlas: A collaborative study of Florida's birdlife. http://legacy.myfwc.com/bba/docs/bba_RTHA.pdf, accessed on March and April 24, 2017.

Ogden, J.C. Habitat management guidelines for the wood stork in the southeast region. Prepared for the U.S. Fish & Wildlife Service, Southeast Region.

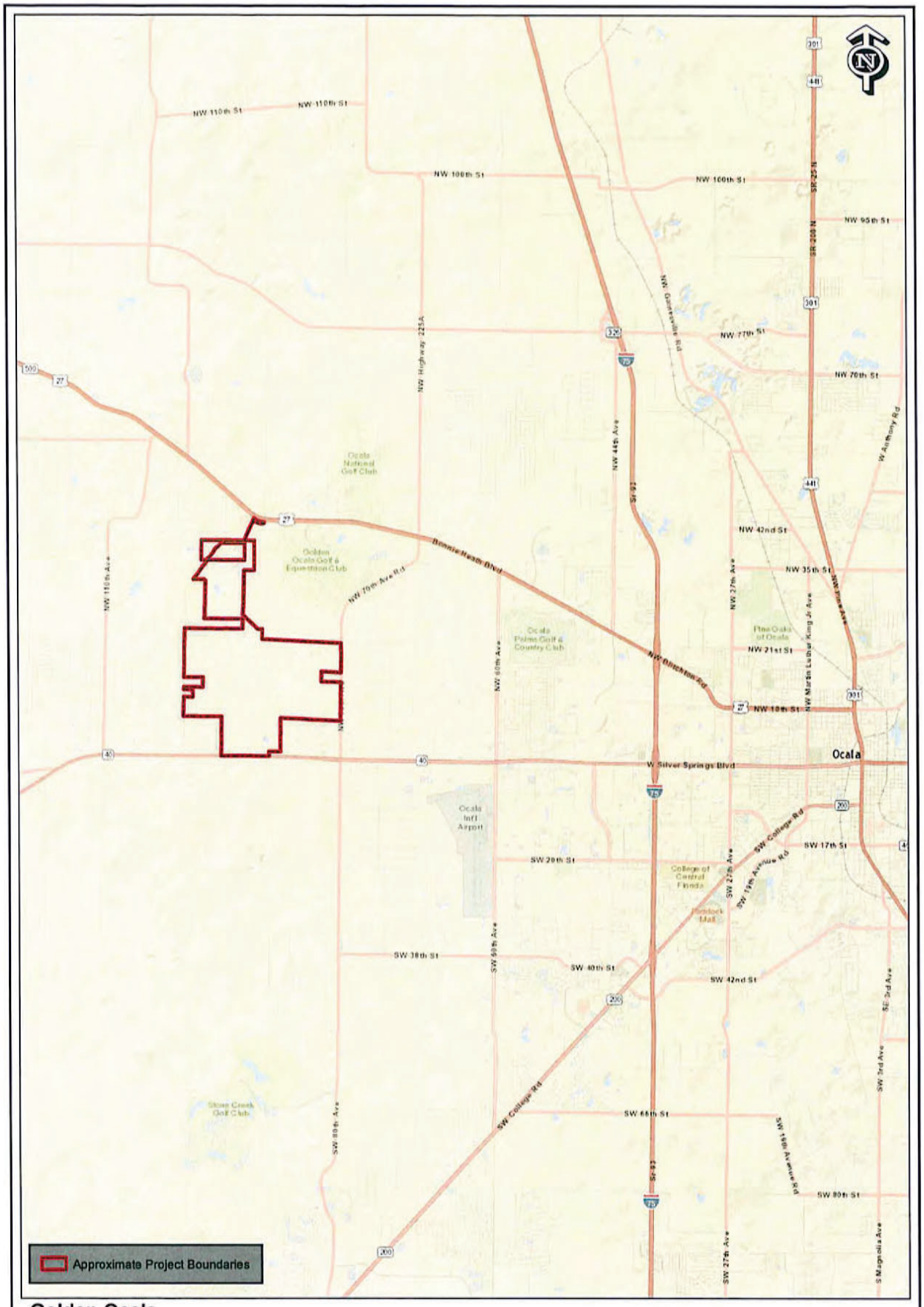
United States Department of Agriculture: Soil Conservation Service. 1990. Soil Survey of Marion County, Florida.

U.S. Fish & Wildlife Service. 2004. Standard Protection Measures for the Eastern Indigo Snake.

U.S. Fish & Wildlife Service. 2012. Sand skinks and Blue-tailed mole skinks survey protocol peninsular Florida.

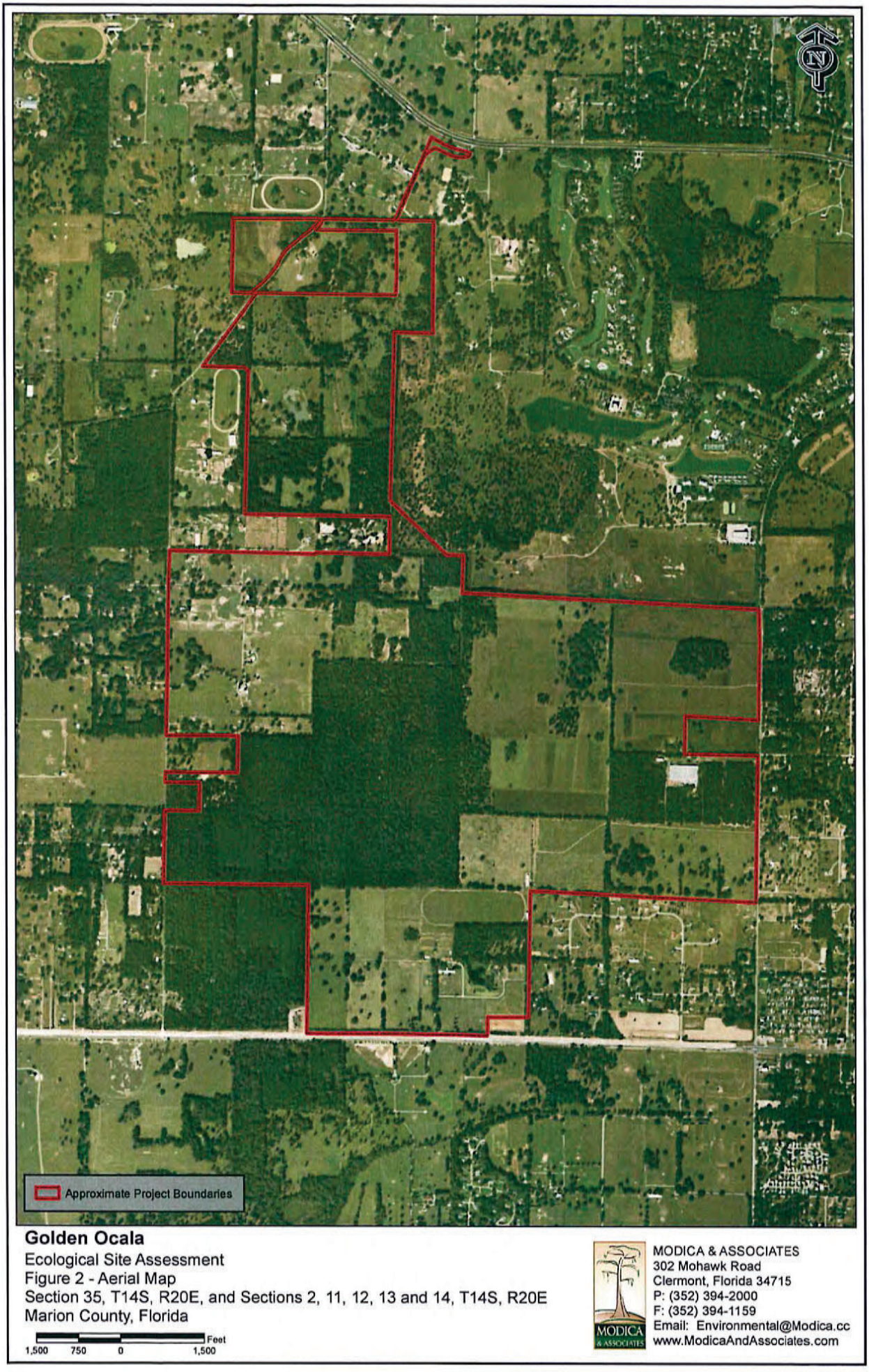
U.S. Fish & Wildlife Service. 2016. Species profile for Eastern indigo snake (*Drymarchon corais couperi*). https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=C026, accessed March and April 20, 2017.

FIGURES



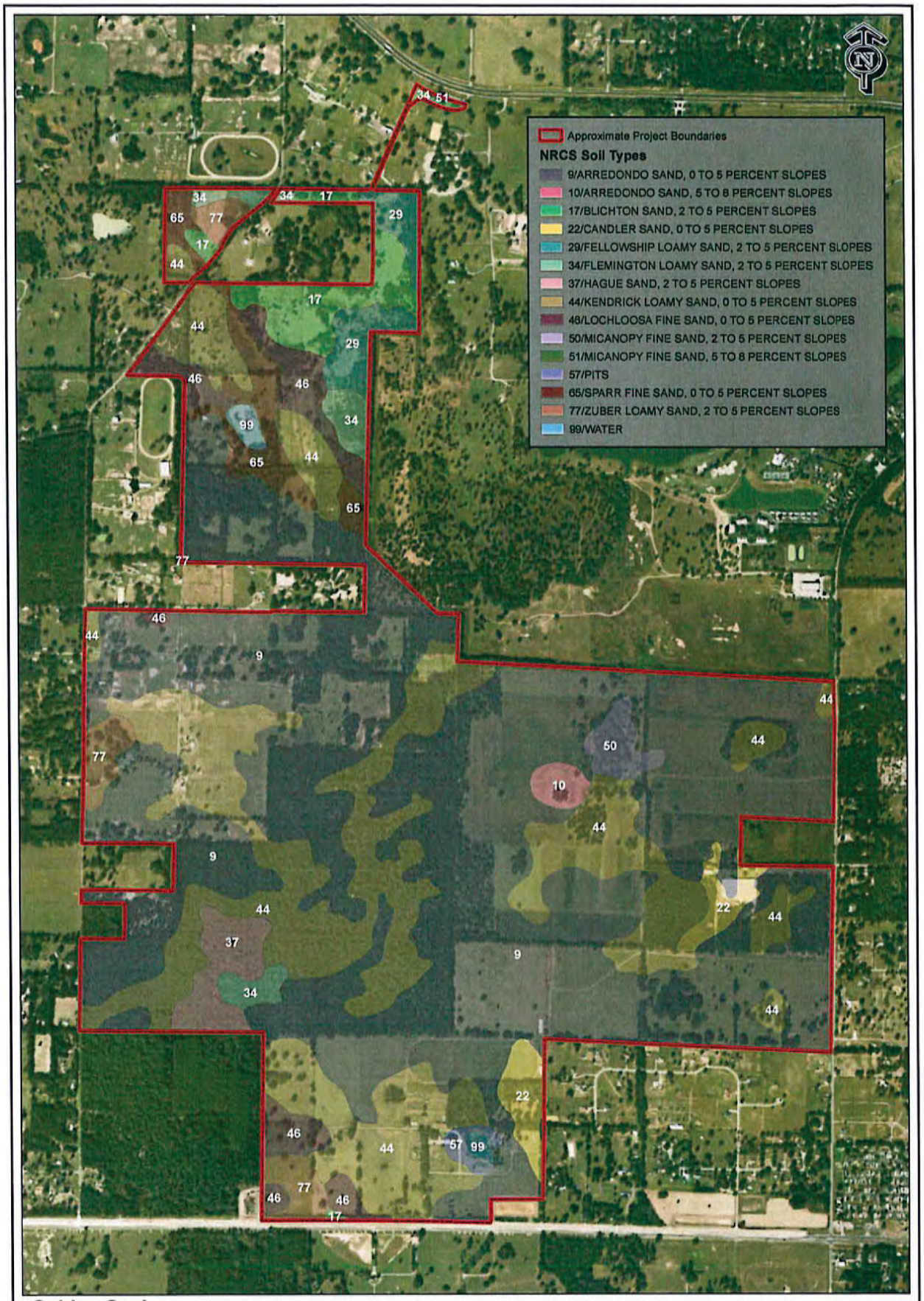
Golden Ocala
Ecological Site Assessment
Figure 1 - Location Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida

MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com



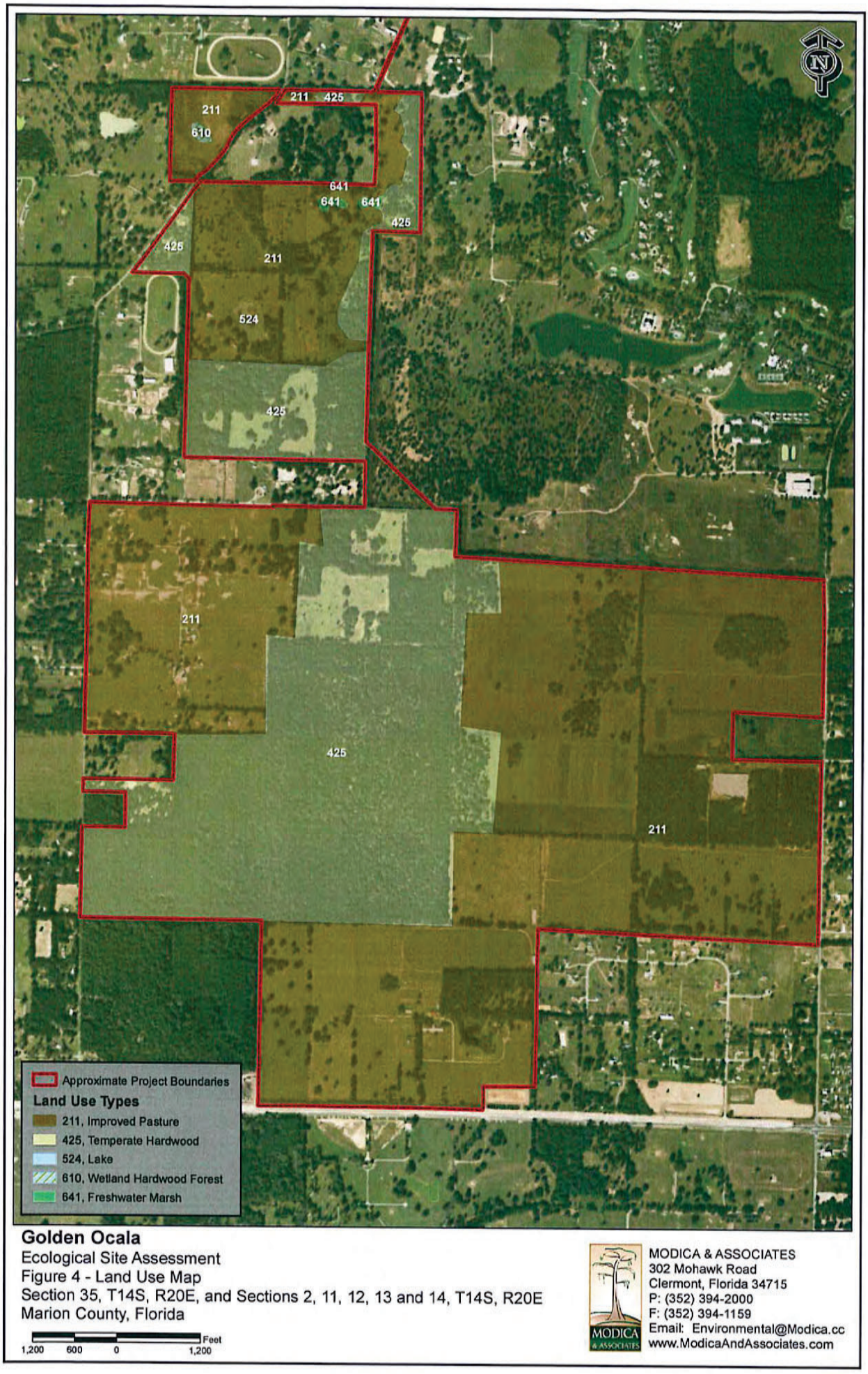
Golden Ocala
Ecological Site Assessment
Figure 2 - Aerial Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida

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302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
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Golden Ocala
Ecological Site Assessment
Figure 3 - Soils Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida

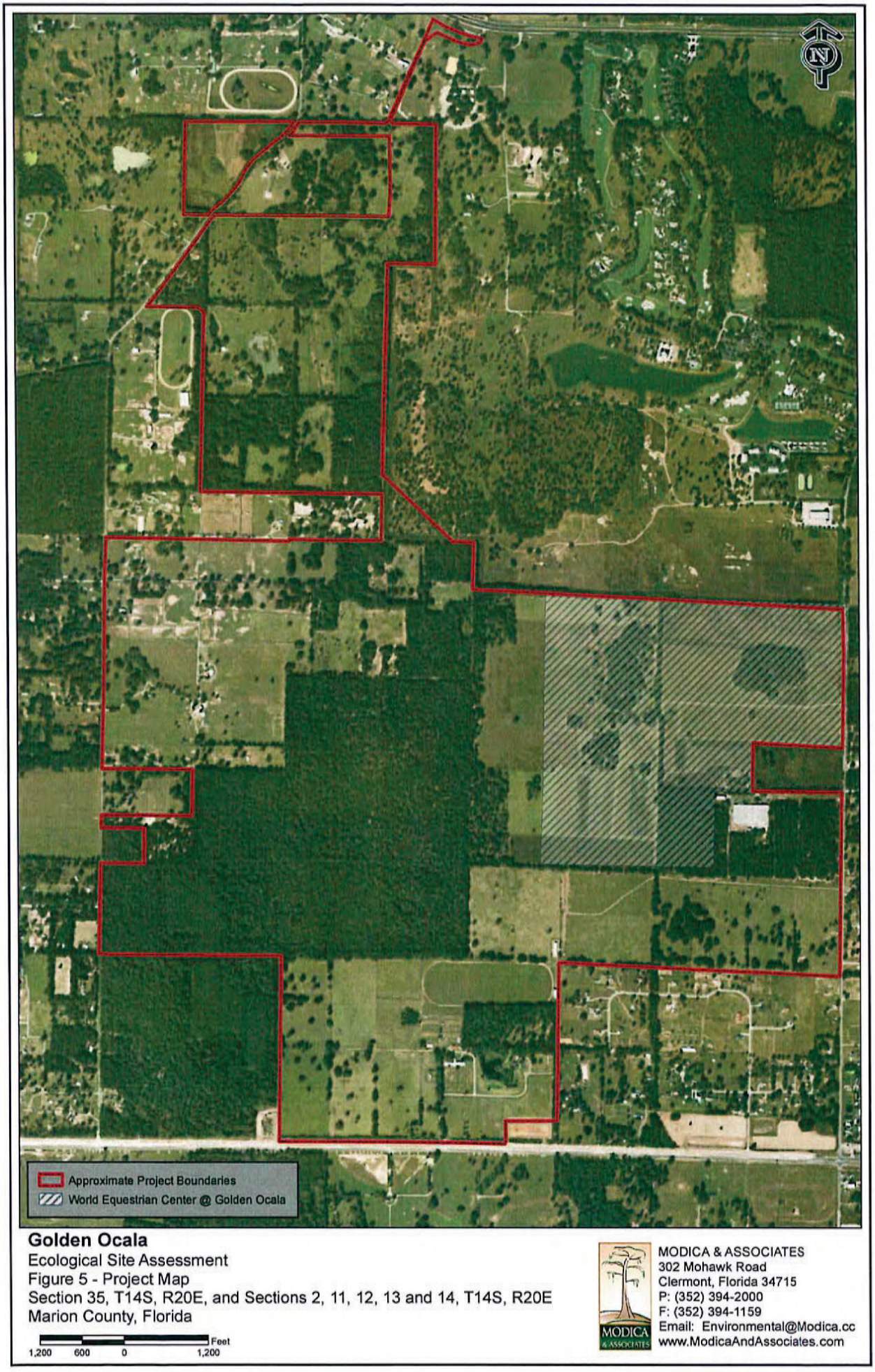
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Golden Ocala
Ecological Site Assessment
Figure 4 - Land Use Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida

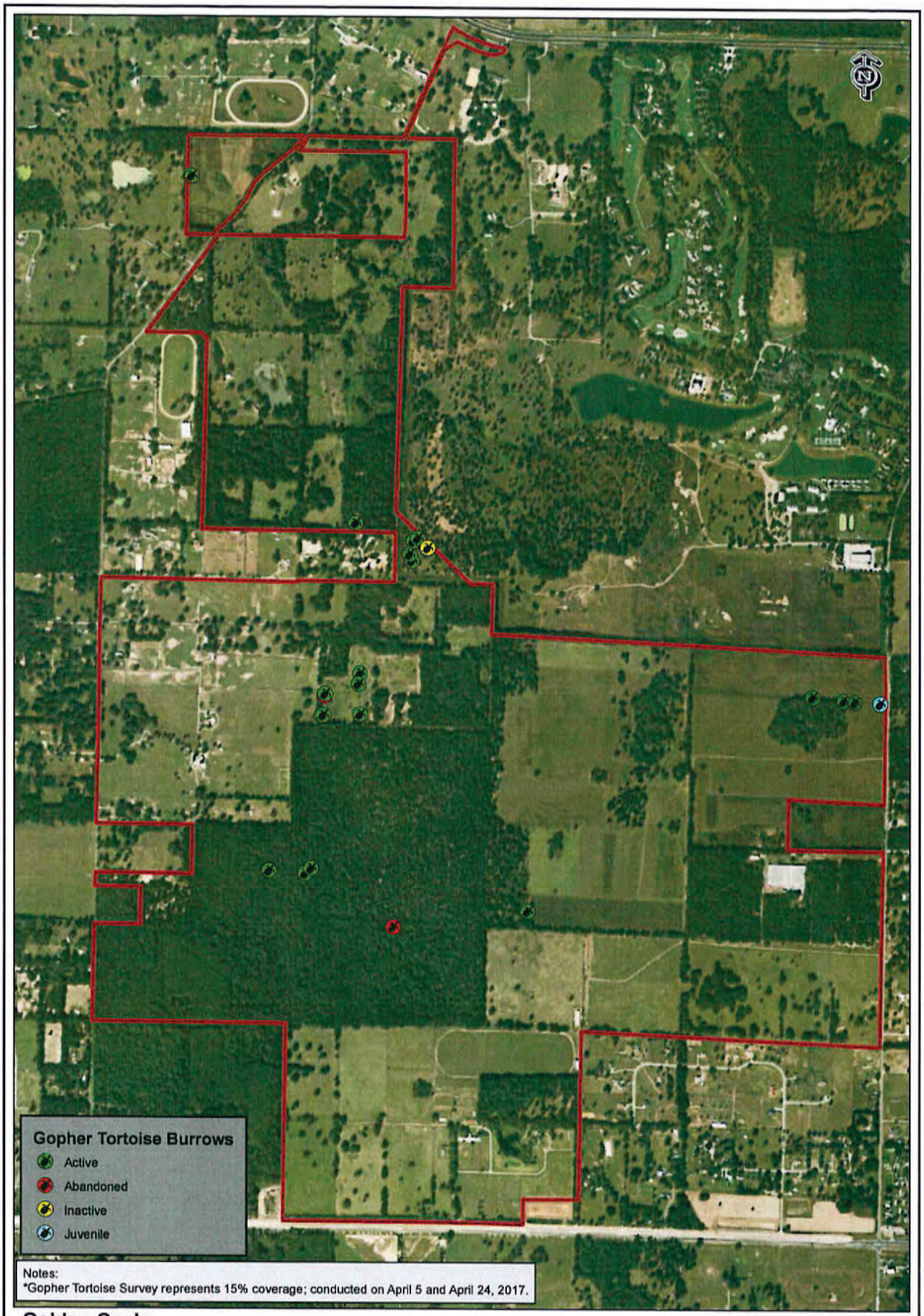
1,200 600 0 1,200 Feet

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302 Mohawk Road
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P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com



Golden Ocala
Ecological Site Assessment
Figure 5 - Project Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida

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www.ModicaAndAssociates.com



Golden Ocala
Ecological Site Assessment
Figure 6 - Gopher Tortoise Burrow Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida

1,200 600 0 1,200 Feet

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www.ModicaAndAssociates.com

EXHIBIT A

MODICA & ASSOCIATES

FLORIDA Natural Areas INVENTORY

ABOUT FNAI STAFF PARTNERSHIPS CONTACT US

FNAI tracking list

MARION COUNTY

55 Vertebrates Found

Last Updated: February 2017

Key

Scientific Name is linked to the FNAI Online Field Guides when available.

- links to **NatureServe Explorer**, an online encyclopedia of more than 55,000 plants, animals, and natural communities in North America, compiled by the **NatureServe** network of natural heritage programs, of which the Florida Natural Areas Inventory is a member.

- links to a species distribution map (**Adobe SVG viewer** required). If your browser does not support Adobe SVG, try this **link**

New Search

SEARCH RESULTS

NOTE: This is not a comprehensive list of all species and natural communities occurring in the location searched. Only elements documented in the FNAI database are included and occurrences of natural communities are excluded. Please see FNAI Land Cover information or Reference Natural Community map for more information on communities.

Fishes

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Ameiurus brunneus	Snail Bullhead	G4	S3		N
Cyprinodon variegatus hubbsi	Lake Eustis Pupfish	G5T2Q	S2		N
Enneacanthus chaetodon	Blackbanded Sunfish	G3G4	S3		N
Etheostoma olmstedi	Tessellated Darter	G5	S1		ST
Pteronotropis welaka	Bluenose Shiner	G3G4	S3S4		ST

Amphibians

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Ambystoma cingulatum	Frosted Flatwoods Salamander	G2	S2	T	FT
Ambystoma tigrinum	Tiger Salamander	G5	S3		N

Lithobates capito	Gopher Frog	G3	S3		N
Notophthalmus perstriatus	Striped Newt	G2G3	S2	C	N

Reptiles

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Alligator mississippiensis	American Alligator	G5	S4	SAT	FT(S/A)
Clemmys guttata	Spotted Turtle	G5	S2S3		N
Crotalus adamanteus	Eastern Diamondback Rattlesnake	G4	S3		N
Drymarchon couperi	Eastern Indigo Snake	G3Q	S3	T	FT
Gopherus polyphemus	Gopher Tortoise	G3	S3	C	ST
Heterodon simus	Southern Hognose Snake	G2	S2		N
Lampropeltis extenuata	Short-tailed Snake	G3	S3		ST
Lampropeltis getula	Common Kingsnake	G5	S2S3		N
Pituophis melanoleucus	Pine Snake	G4	S3		ST
Plestiodon reynoldsi	Sand Skink	G2	S2	T	FT
Pseudemys concinna suwanniensis	Suwannee Cooter	G5T3	S3		N
Sceloporus woodi	Florida Scrub Lizard	G2G3	S2S3		N

Birds

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Aphelocoma coerulescens	Florida Scrub-Jay	G2	S2	T	FT
Aramus guarauna	Limpkin	G5	S3		N
Athene cunicularia floridana	Florida Burrowing Owl	G4T3	S3		ST
Buteo brachyurus	Short-tailed Hawk	G4G5	S1		N
Egretta caerulea	Little Blue Heron	G5	S4		ST
Egretta thula	Snowy Egret	G5	S3		N
Egretta tricolor	Tricolored Heron	G5	S4		ST
	Swallow-tailed Kite	G5	S2		N

Elanoides forficatus					
Eudocimus albus	White Ibis	G5	S4		N
Falco columbarius	Merlin	G5	S2		N
Falco peregrinus	Peregrine Falcon	G4	S2		N
Falco sparverius paulus	Southeastern American Kestrel	G5T4	S3		ST
Grus canadensis pratensis	Florida Sandhill Crane	G5T2T3	S2S3		ST
Haliaeetus leucocephalus	Bald Eagle	G5	S3		N
Laterallus jamaicensis	Black Rail	G3G4	S2		N
Mycteria americana	Wood Stork	G4	S2	T	FT
Nyctanassa violacea	Yellow-crowned Night-heron	G5	S3		N
Nycticorax nycticorax	Black-crowned Night-heron	G5	S3		N
Pandion haliaetus	Osprey	G5	S3S4		SSC*
Peucaea aestivalis	Bachman's Sparrow	G3	S3		N
Picoides borealis	Red-cockaded Woodpecker	G3	S2	E	FE
Picoides villosus	Hairy Woodpecker	G5	S3		N
Plegadis falcinellus	Glossy Ibis	G5	S3		N
Rostrhamus sociabilis	Snail Kite	G4G5	S2	E	N

Mammals

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	G3G4	S2		N
Mustela frenata olivacea	Southeastern Weasel	G5T4	S3?		N
Mustela frenata peninsulae	Florida Long-tailed Weasel	G5T3	S3		N
Myotis austroriparius	Southeastern Bat	G4	S3		N
Neofiber alleni	Round-tailed Muskrat	G3	S3		N
Podomys floridanus	Florida Mouse	G3	S3		N
Puma concolor coryi	Florida Panther	G5T1	S1	E	FE

Sciurus niger shermani		Sherman's Fox Squirrel	G5T3	S3		SSC
Trichechus manatus		West Indian Manatee	G2	S2	E, PT	FE
Ursus americanus floridanus		Florida Black Bear	G5T2	S2		N

New Search

EXHIBIT B

MODICA & ASSOCIATES

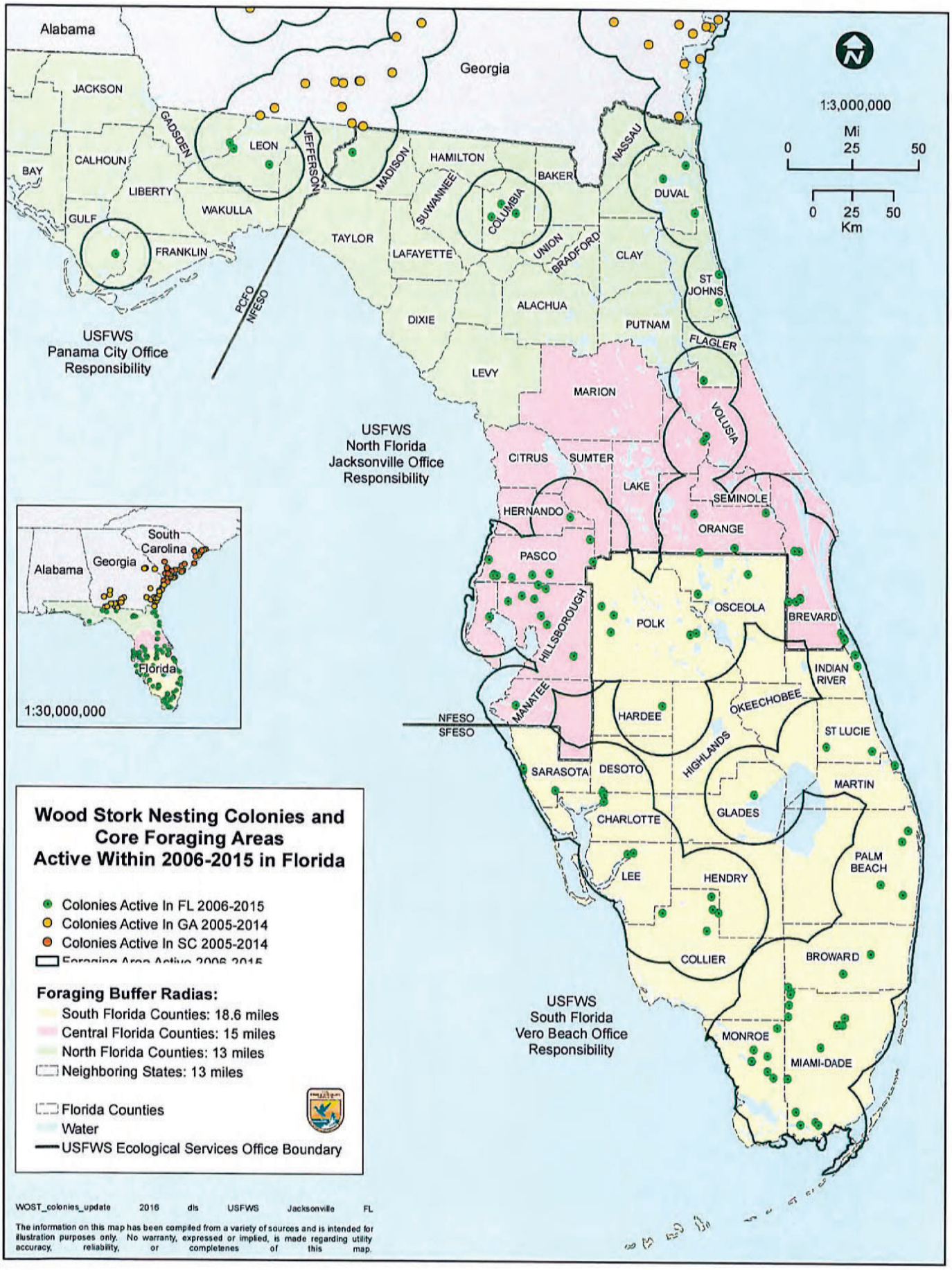

Alabama
Georgia
JACKSON
GADSDEN
LEON
JEFFERSON
MADISON
HAMILTON
NASSAU
BAY
CALHOUN
LIBERTY
WAKULLA
SUWANNEE
BAKER
COLUMBIA
DUVAL
GULF
FRANKLIN
TAYLOR
LAFAYETTE
UNION
BRADFORD
CLAY
ST JOHNS
PCFO
NFESO
DIXIE
ALACHUA
PUTNAM
FLAGLER
LEVY
MARION
VOLUSIA
CITRUS
SUMTER
LAKE
SEMINOLE
HERNANDO
ORANGE
PASCO
OSCEOLA
BREVARD
POLK
HILLSBOROUGH
INDIAN RIVER
MANATEE
HARDEE
OKEECHOBEE
NFESO
SFESO
ST LUCIE
SARASOTA
DESOTO
HIGHLANDS
MARTIN
GLADES
CHARLOTTE
PALM BEACH
LEE
HENDRY
COLLIER
BROWARD
MONROE
MIAMI-DADE
1:3,000,000
Mi
0 25 50
0 25 50
Km
USFWS
Panama City Office
Responsibility
USFWS
North Florida
Jacksonville Office
Responsibility
USFWS
South Florida
Vero Beach Office
Responsibility
South Carolina
Alabama
Georgia
Florida
1:30,000,000
Wood Stork Nesting Colonies and Core Foraging Areas Active Within 2006-2015 in Florida
Colonies Active In FL 2006-2015
Colonies Active In GA 2005-2014
Colonies Active In SC 2005-2014
Foraging Area Active 2006-2015
Foraging Buffer Radias:
South Florida Counties: 18.6 miles
Central Florida Counties: 15 miles
North Florida Counties: 13 miles
Neighboring States: 13 miles
Florida Counties
Water
USFWS Ecological Services Office Boundary
WOST_colonies_update 2016 dls USFWS Jacksonville FL
The information on this map has been compiled from a variety of sources and is intended for illustration purposes only. No warranty, expressed or implied, is made regarding utility accuracy, reliability, or completenes of this map.

EXHIBIT D

UTILITY SERVICE CONFIRMATION LETTERS

Marion County
Board of County Commissioners

Utilities

11800 SE U.S. Highway 441
Belleview, FL 34420
Phone: 352-307-6000 (available 24/7)
Fax: 352-307-6001

October 16th, 2025

Golden Ocala Equestrian Land, LLC
c/o Donald DeLuca, VP
7340 North US Hwy 27
Ocala, FL 34482

RE: Water and Wastewater service availability – Parcels **21081-001-00 & 21087-001-02**

Dear Golden Ocala Equestrian Land, LLC

Marion County Utilities is willing to provide water and wastewater services to the proposed development. Adequate capacity exists in the system to serve the proposed project based on the information provided; however, reservation of capacity is not guaranteed until capital charges are paid. Offsite and onsite improvements may be required to bring utility service to the subject project.

All construction plans must adhere to the requirements of the Marion County Land Development Code (LDC). All projects are subject to approved rates, fees, and charges for water and wastewater as approved by the Board of County Commissioners, including but not limited to capital charges, permitting fees, and security deposits. All improvements will be subject to compliance with the Marion County Land Development Code as approved by the Board of County Commissioners. If you have any questions or concerns, please contact the Utilities Development Review Officer, Heather Proctor, at (352) 438-2846.

Best Regards,

Joshua Kramer
Marion County Utilities Deputy Director

cc: Heather Proctor. Utilities Development Review Officer
Carrie Hyde. Utilities Development Review Supervisor
George Horton. P.E., Tillman & Associates

Proctor, Heather

From: George Horton <GHorton@Tillmaneng.com>
Sent: Friday, October 17, 2025 9:14 AM
To: Proctor, Heather
Cc: Jon Harvey; Danielle VonKotz; Elizabeth Cotos
Subject: WEC Sports Facility PUD (Case Number 250606ZP) - Request for Water and Wastewater Service Availability Letter
Attachments: WEC Multi-use Fields Utility Demands_8_SS.pdf; 05.01 Amendment Area.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER
This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Heather,

Good morning. To satisfy our PUD application requirements, we are requesting Water and Wastewater Service Availability Letters (i.e., Capacity and Intent to Serve) for the Golden Ocala Golf and Equestrian/WEC Sports Facility Amendment Area.

Attached for your consideration is the PUD Concept Plan for the Sports Facility Amendment Area and the Water and Wastewater Projected Demand Flow Calculations. The Concept Plan provides the intended building and site layout while the demand calculations define the projected capacity needs.

Future Major Site Plan submittal(s) will define the individual water and sewer utility extensions needed to bring service to each phase of the planned development.

Please address your determination to:

Golden Ocala Equestrian Land, LLC
c/o Donald DeLuca, VP
7340 North US Hwy. 27
Ocala, FL 34482

Please also copy me on the requested letter.

Please give me a call if you have any questions regarding this request.

We look forward to receiving your response.

Thank you,

George Horton, P.E.
Tillman & Associates
ENGINEERING, LLC.
Civil Engineering · Planning · GIS · Landscape Architecture · Environmental
1720 SE 16th Ave., Bldg. 100 · Ocala, FL. 34471

World Equestrian Center - Multi-use Fields
POTABLE WATER DISTRIBUTION SYSTEM
PROJECTED DEMAND FLOW CALCULATIONS

Description	Number of Units	Flow Rate (GPD/Unit)		Number of ERCs[1]	Average Daily Flow (GPD)	Average Daily Flow (GPM)	Max Daily Flow[2] (GPM)	Fire Flow[4] (GPM)	Flow Duration (HRS)	Peak Hourly Flow[3] (GPM)
PHASE 1										
Standard Fields (9x175)	1,575	4.7	[5]	18.4	7,371	5.1	11.5			23.0
Championship Fields (2x675)	1,350	4.7	[5]	15.8	6,318	4.4	9.9			19.7
Employees/Storage/Maintenance	160	17.6	[5]	7.0	2,808	2.0	4.4			8.8
Restaurant RC1	430	46.8	[5]	50.3	20,124	14.0	31.4	1000	2	62.9
Restaurant RC2	50	58.5	[5]	7.3	2,925	2.0	4.6	1000	2	9.1
PHASE 2										
Soccer Stadium	5,000	4.7	[5]	58.5	23,400	16.3	36.6	2000	2	73.1
Concessions in Soccer Stadium	100	58.5	[5]	14.6	5,850	4.1	9.1			18.3
Indoor Arena + Fast Food Service	9,000	10.5	[5]	236.9	94,770	65.8	148.1	2000	2	296.2
PHASE 3										
Standard Fields (5x175)	875	4.7	[5]	10.2	4,095	2.8	6.4			12.8
Championship Fields (1x675)	675	4.7	[5]	7.9	3,159	2.2	4.9			9.9
Restaurant RC3	45	58.5	[5]	6.6	2,633	1.8	4.1	1000	2	8.2
PHASE 4										
Retail	44,500	0.2	[5]	19.5	7,810	5.4	12.2	2000	2	24.4
Restaurants	600	46.8	[5]	70.2	28,080	19.5	43.9	1000	2	87.8
Hotel	300	234.0	[5]	175.5	70,200	48.8	109.7	2000	2	219.4
Self Serve Laundry	6	877.5	[5]	13.2	5,265	3.7	8.2			16.5
Total				712.0	284,807	197.8	445.0	2000	2	890.0

Notes:
[1] 400 GPD/ERC per Marion County criteria
[2] Assumed Peaking factor of 2.25, (MDF = ADF X 2.25)
[3] Assumed Peaking factor of 4.5, (PHF = ADF X 4.5)
[4] Per Marion County NFPA Chapter 18
[5] Assumed water is 117% of sewer demand

Digitally signed by George S Horton
Date: 2025.10.15 15:09:32 -04'00'

George S. Horton, P.E. Date
Florida License Number: 62585

GEORGE S. HORTON LICENSE No. 62585 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by George S. Horton on the date adjacent to the seal. Signature must be verified on any electronic copies

World Equestrian Center - Multi-use Fields
SANITARY SEWER COLLECTION SYSTEM
PROJECTED DEMAND FLOW CALCULATIONS

Description	Number of Units	Flow Rate (GPD/Unit)	Average Daily Flow (GPD)	Number of ERCs[2]	Average Daily Flow (GPM)	Peak Daily Flow[1] (GPM)
PHASE 1						
Standard Fields (9x175)	1,575	4	6,300	31.5	4.4	14.0
Championship Fields (2x675)	1,350	4	5,400	27.0	3.8	12.0
Employees/Storage/Maintenance	160	15 [4]	2,400	12.0	1.7	5.3
Restaurant RC1	430	40 [3]	17,200	86.0	11.9	38.2
Restaurant RC2	50	50	2,500	12.5	1.7	5.6
PHASE 2						
Soccer Stadium	5,000	4	20,000	100.0	13.9	44.4
Concessions in Soccer Stadium	100	50	5,000	25.0	3.5	11.1
Indoor Arena + Fast Food Service	9,000	9	81,000	405.0	56.3	180.0
PHASE 3						
Standard Fields (5x175)	875	4	3,500	17.5	2.4	7.8
Championship Fields (1x675)	675	4	2,700	13.5	1.9	6.0
Restaurant RC3	45	50	2,250	11.3	1.6	5.0
PHASE 4						
Retail	44,500	0.15	6,675	33.4	4.6	14.8
Restaurants	600	40 [3]	24,000	120.0	16.7	53.3
Hotel	300	200 [5]	60,000	300.0	41.7	133.3
Self Serve Laundry	6	750 [6]	4,500	22.5	3.1	10.0
Total			243,425	1,217.1	169.0	540.9

Notes:
[1] Assumed Peaking factor of 3.2, (MDF = ADF x 3.2), per Marion County LDC Table 6.16-2
[2] Approximate number of ERCs based on Marion County criteria (1 ERU/ 200 GPD)
[3] Per FAC 62-6.008, Restaurant operating 16 hours or less per day per seat
[4] Per FAC 62-6.008, 15-gpd per Employee per 8-Hour Shift (2-shifts 80-each shift)
[5] Per FAC 62-6.008, Hotels (b) Resort hotels, camps, cottages per room
[6] Per FAC 62-6.008, Self Serve Laundry per Washing Machine

George S. Horton, P.E Date
Florida License Number: 62585

GEORGE S. HORTON LICENSE No. 62585 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by George S. Horton on the date adjacent to the seal. Signature must be verified on any electronic copies

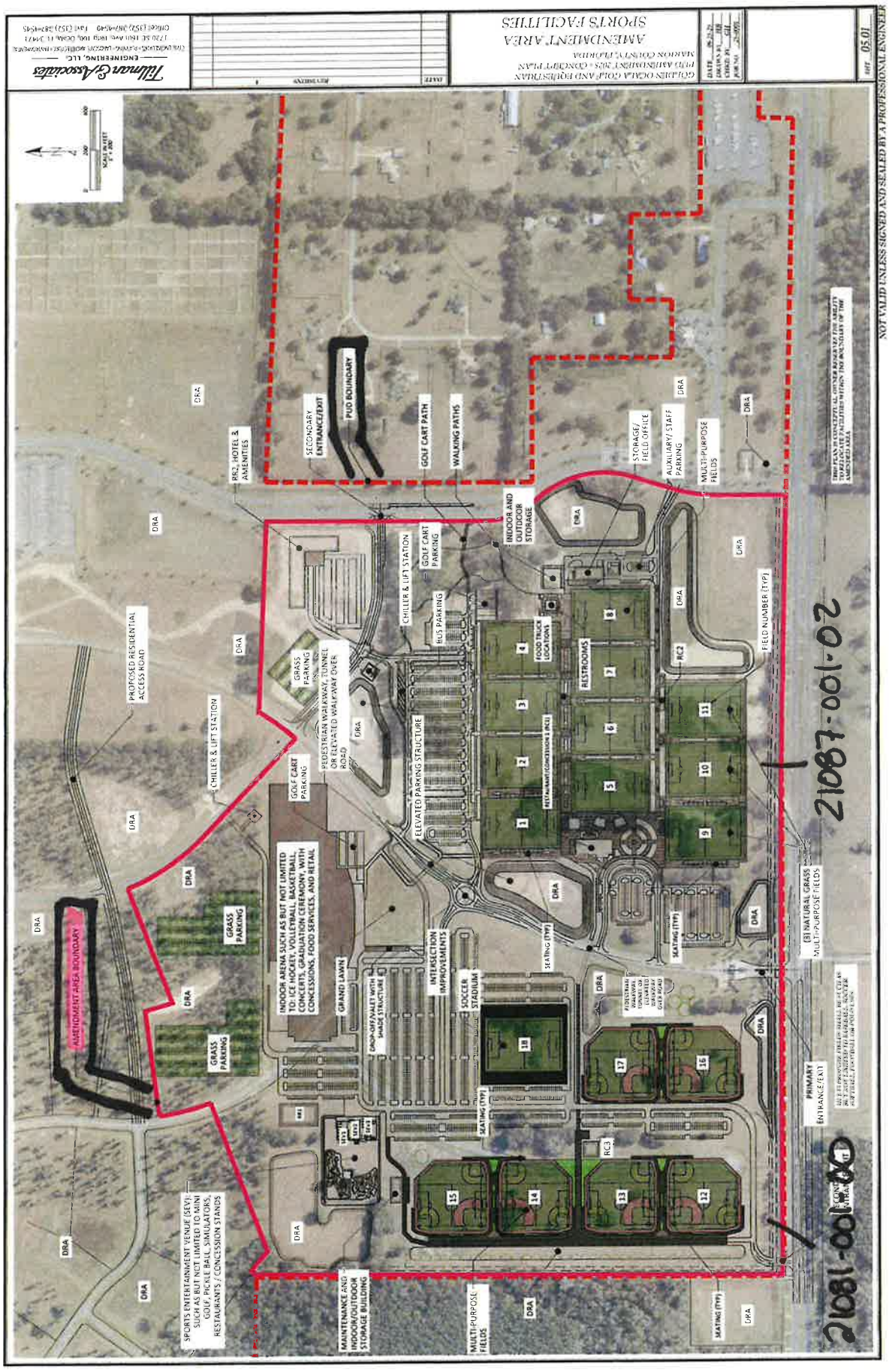

AMENDMENT AREA
SPORTS FACILITIES
PUD BOUNDARY
SECONDARY ENTRANCE/EXIT
GOLF CART PATH
WALKING PATHS
PRIMARY ENTRANCE (TYP.)
PROPOSED RESIDENTIAL ACCESS ROAD
INDOOR ARENA SUCH AS BUT NOT LIMITED TO: ICE HOCKEY, VOLLEYBALL, BASKETBALL, CONCERTS, GRADUATION CEREMONY, WITH CONCESSIONS, FOOD SERVICES, AND RETAIL
ELEVATED PARKING STRUCTURE
SOCCER STADIUM
GRAND LAWN
GRASS PARKING
AMUSEMENT AREA BOUNDARY
SPORTS ENTERTAINMENT VENUE (SEV) SUCH AS BUT NOT LIMITED TO MINI GOLF, PICKLE BALL, SIMULATORS, RESTAURANTS / CONCESSION STANDS
MAINTENANCE AND INDOOR/OUTDOOR STORAGE BUILDING
MULTI-PURPOSE FIELDS
(3) NATURAL GRASS MULTI-PURPOSE FIELDS
RESTROOMS
FOOD TRUCK LOCATIONS
FIELD NUMBER (TYP.)
INDOOR AND OUTDOOR STORAGE
STORAGE/ FIELD OFFICE
AUXILIARY/ STAFF PARKING
CHILLER & LIFT STATION
GOLF CART PARKING
BUS PARKING
PEDESTRIAN WALKWAY, TUNNEL OR ELEVATED WALKWAY OVER ROAD
INTERSECTION IMPROVEMENTS
DRA
SEATING (TYP.)
21087-001-02
21081-001-02

EXHIBIT E

NEEDS ANALYSIS

NEEDS ANALYSIS TO SUPPORT WEC LAND USE AMENDMENT

Future Land Use Element Policy 5.1.2 establishes the minimum criteria required to support a future land use map amendment. The criteria include a demonstration of the "market demand and necessity for the change." This is a common requirement in the State of Florida which is called a demonstration of need or needs analysis but is usually applied to a request for residential or commercial use. Marion County does not have an adopted methodology for a needs analysis.

The applicant, Golden Ocala Equestrian Land, LLC, is amending the development entitlements for the World Equestrian Center to request the following:

1) Re-designate 236 acres from Low Residential to WEC Land Use;
2) Increase hotel entitlements by 300 rooms; and
3) Add sports complex as a permitted use including an indoor sports arena.

This amendment relies on market studies conducted for Marion County, a review of recreational facilities in the State of Florida and other related data and analysis to demonstrate market demand.

Background

In 2007 Marion County branded itself as the "Horse Capital of the World". This brand is used today in marketing materials and websites explaining how Marion County is unique in its history of breeding champion horses and the multiple horse farms within and around Marion County. Marion County is also home to the HITS Ocala Winter Circuit, the Ocala Breeder Sales Thoroughbred Auction and the Florida Horse Park resulting in significant economic investment in the County. A 2014 economic impact analysis for Marion County determined that the total impact of the HITS event was $94 million dollars and the total horse industry contribution to the County was $2.62 billion. A recommendation from that study was *"to educate key local and state officials and stakeholders to encourage efforts which will continue to add to the economic development and job creation opportunities."*

Beginning in 2017, Marion County approved the WEC as a major expansion to Golden Ocala. The County approved significant entitlements to support the WEC to create a major equestrian venue with a wide variety of housing, commercial and hotel rooms to support the campus. Entitlements include over 2,300 residential units, 4 million square feet of commercial and 1,350 hotel rooms to support the various onsite equestrian facilities.

Marion County and Golden Ocala have together made significant infrastructure investments to support the WEC campus. This includes the construction of a wastewater treatment facility to provide sewer service to this portion of the County. Golden Ocala and the surrounding area are served with urban services such as central water and sewer, schools, and fire stations. Golden Ocala and the World Equestrian Center are ideally located with direct connections to I-75 from US 27 on the northern boundary of the Project and State Road 40 on the southern boundary. Golden Ocala also constructed a four-lane entrance road from State Road 40 to facilitate traffic movements at the WEC campus.

The proposed amendment is a logical expansion to this master plan. The subject property abuts the WEC campus and adjoins the four lane entrance road into the campus. The property is already within the Golden Ocala master plan. The property is served by central water and sewer and its proximity to State Road 40 and the WEC makes the property more valuable for inclusion into the WEC instead of residential equestrian lots which can be developed elsewhere in the community.

Demonstration of Market Demand for Plan Amendment

To demonstrate the market demand and necessity for this amendment, the applicant is relying on the following data and analysis:

- 2024 Hunden Partners Market Analysis – Ocala/Marion County Tourism, Multi-Use Entertainment Facility, & Conference Hotel Analysis;
- A 2025 Survey of Recreational Facilities in the State of Florida;
- An Analysis of Recent Local Government Feasibility Studies to support investing in Local Government Multi-Use Facilities; and
- Previous Market Studies for Equestrian Facilities for Marion County and Wellington and its application to this Project.

The results of these studies are summarized below.

Summary of Findings from 2024 Hunden Partners Market Analysis

The Ocala/Marion County Visitors and Convention Bureau engaged Hunden Partners to complete a Countywide Gap Analysis and Tourism Market Opportunity Assessment. The study's purpose was to "serve as a guide to the planning of future destination developments." This study identified a need for the following in Marion County:

1. Conference Meeting Facilities;
2. Concerts/Entertainment;
3. Hotels;
4. Attractions, Festivals and Events; and
5. Indoor Multi-Use Facility for Sports

Regarding Sports and Recreation, the study concluded the following:

> ***"The overall Ocala/Marion County market is undersupplied in terms of sports assets, especially when compared on a basis of population and general supply in the Florida Market."***

Regarding an Indoor Facility the study concluded the following:

> ***"Indoor sports facilities are significantly underdeveloped in the County."***

The study also stated that "there is an existing gap in the market for a standalone multi-use indoor sports facility." Regarding hotels, the study states:

> ***"If a multi-purpose event facility is developed, new larger high-quality hotel developments will be needed to accommodate this new group demand and to add to the diversity of product available in Ocala/Marion County."***

The study concludes that a new multi-purpose facility will create new demand for hotel rooms.

This conclusion is like other equestrian and sports recreation market studies that have been conducted regarding events and hotel stays. The Marion County Equestrian Study for HITS concluded that equestrian events create a demand for hotel rooms. Many of the attendees drive to the event and look for hotel space near the event. If convenient hotel space cannot be found then attendees will book hotel rooms out of the County, thereby the host County loses out on the economic benefit of the hotel stay.

For the WEC Land Use, the amendment requests an additional 300 hotel rooms. The WEC Project is currently approved for 1,350 hotel rooms. This amendment requests a 20% increase in hotel entitlements. A large-scale Hampton Inn hotel has 250 to 300 hotel rooms. It is reasonable that the sports complex would need a separate hotel for travel teams and users of the sports complex. Thus, if the new sports complex is needed then the addition of a hotel is needed as well to serve the new demand created by the facility.

Summary of Multi-Field and Indoor Recreation Facilities in Florida

To support this amendment a study was conducted of multi-field recreation facilities in Florida and indoor facilities especially those facilities with ice rinks. The study analyzed the land use and zoning for these facilities and whether the facilities were public or private. Based on this analysis we concluded the following:

1. Amateur/travel team multi-use facilities in the State are typically government owned and maintained or managed through a public/private partnership. The major exceptions are Disney Wide World of Sports and IMG Academy.
2. Since these multi-use and multi-sport facilities are owned by the local government, the responsibility to own and maintain these facilities are funded by the local taxpayer, if the operating funds from travel teams do not cover operation and maintenance expenses.
3. These multi-use facilities are typically built on government owned land and not within a planned mixed use campus where hotel and restaurant uses are within walking distance or a short drive from the facility.
4. The vast majority of all indoor ice rinks in the State are located adjacent to Miami and Tampa where the two National Hockey League franchises are located. Open skating occurs in Fort Myers because of the minor league hockey team.
5. The closest indoor facility to Ocala is in Wesley Chapel, Florida (80 miles) or Kissimmee, Florida (90 miles).
6. Disney Wide World of Sports is the only facility in Florida that provides both an ice rink and multi-use/multi-sport facilities.

Summary of Recent Florida Feasibility Studies for Multi-Sport Facilities

Local governments from Pensacola to Fort Myers have invested in upgrading sports facilities and incorporated multi-field and multi-sport recreation to tap into the travel ball market. Florida continues to be a favored location for athletic events and tournaments for travel ball teams. Sports teams, in and out of the state, travel to or within Florida for various sports including baseball, softball, basketball, 7 on 7 football/flag football, lacrosse, soccer and volleyball.

Constructing multi-sport venues continues to be a growing market as more local governments study the feasibility of improving existing facilities or constructing new facilities. Examples of these studies include Jefferson County and the City of Crestview (North Florida) and City of Palm Coast (Central Florida) who commissioned studies to determine whether to invest in athletic facilities. These studies were commissioned to study the economic benefits of expanding or construction multi-sport complexes. The studies concluded the following:

- There continues to be a high demand for youth sports facilities;
- Multi-sport versatility is needed providing sports for different age groups;
- Facilities need to provide a whole family experience offering different benefits to the entire family;
- Facilities must be well maintained;
- Investment in athletic facilities can generate a significant boost for the community in hotel stays and restaurant and retail sales;
- Accessibility is a key with proximity to the Interstate or Florida Turnpike since most travel is by automobile;
- Providing a mixture of uses is important providing a vacation experience.

In reviewing these studies, the WEC is well positioned as a multi-use sports complex. The facility is ideally located with direct access to Interstate 75. Additionally, the variety of sports, activities and land uses on site can meet different needs for families.

Summary of Previous Market Studies for Equestrian Events

Previous marketing studies for Marion County and the Village of Wellington regarding equestrian events reach similar conclusions as the recreation feasibility studies. There are major differences in the length of stay for an equestrian festival vs. travel ball but benefits included the following:

- Bring visitors, vendors, and participants to the area who in turn pay for hotel rooms, restaurants, and other spin-off effects to the area;
- Travel to other attractions in the area and become aware of the community's other benefits;
- Further exposure for the larger community to a wider audience;

The equestrian market studies analyzed include the following:

1. The 2014 Winter Equestrian Festival Economic Impact Final Report from the Sport Management Research Institute;
2. The 2011 Jim Brandon Equestrian Center Economic Impact Report; and
3. The 2014 Marion County Equine Industry Economic Impact Investigation Final Report from the Sport Management Research Institute.

Conclusions from Market Studies and Application to WEC Project

The addition of a new sports complex with 300 additional hotel rooms and an indoor sports facility to the WEC campus is supported by both general marketing studies for multi-sport facilities in the State of Florida and a specific marketing study for the Ocala/Marion market. Based on these various studies, the following conclusions apply to this Project:

1. An indoor sports facility is needed in Marion County as well as a need for meeting facilities, hotel rooms and new attractions or events. The WEC campus expansion along with the existing facilities helps meet this critical economic need for the County.
2. The request for 300 hotel rooms is a 20% increase than the existing entitlements. The existing entitlements were planned to serve the WEC facilities. The WEC sports complex will create additional demand for hotel rooms and the need for that use to be proximate to the sports complex.
3. Investing in recreational facilities results in benefits to local businesses and brings new people into the community who attend other local attractions and events. Equestrian studies have demonstrated that some visitors choose to return and purchase property.
4. The WEC sports complex would be a unique facility in Florida. The closest comparison would be Disney's Wide World of Sports with the ability to have multiple sports and fields and an indoor sports component. The WEC would also offer a campus setting with hotels, restaurants and sports facilities in a walkable village or a short driving distance.
5. The WEC sports complex is also unique because the facility is privately owned and maintained. All facilities in the State, except for Disney, are publicly owned and require taxpayer funding if revenues do not cover operation and maintenance costs.
6. Feasibility studies have recommended multi-sport versatility, providing a whole family experience and good transportation facilities. The WEC meets those criteria with its direction connections to I-75, range of services provided at the WEC, and the multiple sports and fields planned for the complex.
7. The WEC mixed use campus will provide the benefits of a mixed use project. Participants will be able to stay on campus for immediate needs, such as hotels and restaurants, which will help minimize the project's traffic impacts.
8. Approving the WEC sports complex supports the significant investments made by Marion County and Golden Ocala to develop a regional attractor at this location.

For these reasons, the need for the sports complex with 300 additional hotel rooms is justified.

EXHIBIT F

URBAN SPRAWL ANALYSIS

Urban Sprawl Analysis

Urban sprawl has been recognized as an expensive and undesirable trend in unmanaged growth. Urban sprawl results in higher initial cost due to the increased amount of infrastructure necessary to serve dispersed low-density development (longer runs of pipe and pavement to serve an equal number of dwelling units). Sprawl also increases day to day operating costs that go on year after year (maintenance on the greater amount of required infrastructure, increased travel time, and fuel, etc.). Sprawl also tends to be wasteful of resources by consuming inappropriate amounts of land thus forcing future development into less appropriate areas for development.

The elimination of urban sprawl in new land development is a central theme in both Chapter 163 and the County's Comprehensive Plan.

The state planning laws also support innovative and flexible planning techniques including new towns to create a more efficient pattern of development. The statute requires when these techniques are used you must demonstrate protection of environmentally sensitive areas, maintain economic viability of agricultural and other rural land uses, and provide for cost-efficient delivery of public facilities and services. When these factors are present then approaches such as new towns are considered a method to discourage urban sprawl.

A. CONSISTENCY WITH CHAPTER 163, FLORIDA STATUTES – URBAN SPRAWL INDICATORS

Chapter 163.3177(6)(a)9., F.S., presents 13 primary urban sprawl indicators against which the proposed amendment must be evaluated. A "no" answer to each of the following questions indicates that a proposed development does not promote urban sprawl. A yes answer requires further evaluation to determine the extent, amount, or frequency of that indicator.

1. **Does the proposed amendment promote the development of low-intensity, low-density, or single use development?**

No, the Project does not promote low-intensity and low-density development. As described in the summary of the project, Golden Ocala and the WEC is a mixed use center with a wide range of land uses including residential, commercial, equestrian recreation, and a range of housing types including equestrian estates, traditional single-family and multi-family units.

The proposed amendment improves the mixed use potential/capacity of Golden Ocala. It does this by adding a new sports complex use and increasing the hotel entitlements. The master plan creates a compact urban form with the WEC focused on the southern half of the property. The new sports complex adjoins the WEC campus. The World Equestrian Center is a destination for the County with significant economic impact, and this expansion should expand this impact.

2. **Does the proposed amendment designate significant amounts of urban development in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development?**

No, Golden Ocala is an approved urban community and has been for many years. The residential construction has not been rapid, but the development has been approved through its vested DRI, PUDs, special use permits, and future land use approvals for many years. The WEC has transformed Golden Ocala by introducing hotel and commercial uses to support the equestrian facilities. The subject property was already in the Golden Ocala master plan and is approved for urban development. Significant infrastructure investments have been made by both the developer and Marion County in and around Golden Ocala to serve this urban area. The property is within the County's urban growth boundary (UGB) and will connect to central water and sewer. Thus, the property is already approved for urban development, is within the UGB and adjoins the WEC boundary.

3. **Does the proposed amendment promote urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development?**

No, the amendment does not promote urban development in an inefficient pattern such as radial, strip or ribbon patterns. The proposed development is the opposite of this urban sprawl indicator. The subject property adjoins the existing WEC facility, making this a logical extension of the land use. The property was already in the Golden Ocala master plan and approved for urban development. The property is internal to Golden Ocala, and the expansion allows for a campus setting with internal connections between land uses and activities on site.

4. **Does the proposed amendment fail to protect and conserve natural resources such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, and other significant natural systems.**

No. The subject property is very suitable for development as demonstrated in the environmental analysis conducted by Modica & Associates. The report identified the property as improved pasture with no significant environmental resources. The property has already been approved by the County for urban development. Nevertheless, during site planning and environmental permitting the property will be analyzed in more detail which allows for site planning to work around environmental features.

5. **Does the proposed amendment fail to protect adjacent agricultural areas and activities including unique and prime farmland and soils?**

No. There are no agricultural areas or activities which are adjacent that would be harmed by the amendment. The property does not contain any unique and prime farmland or soil and has been previously approved for urban development. The property to the west is designated rural but is within the UGB. This means there is a presumption that the parcel to the west will be developed with urban densities and intensities in the planning timeframe (see Future Land Use Element Policies 3.1.1 and 3.1.2). The parcel to the south and across from State Road 40, is designated rural and is within the FPA.

Any development on the subject property will have to be buffered from the adjacent rural parcels (see Future Land Use Element Policy 1.1.6). The proposed master plan places athletic fields and stormwater facilities along the perimeter of the property as shown on the proposed PUD master plan. As previously mentioned, parks and athletic fields are allowed in rural areas under the County's rural zoning, so these uses are compatible (see Future Land Use Element Policies 2.1.16, 2.1.8 and Table 4.2-1 of the Marion County Land Development Code). State Road 40 provides a wide buffer from the subject property and the FPA boundary to the south. The distance between the subject property and the south parcel is approximately 180 feet which is much larger than the required perimeter buffer under the Marion County Land Development Code. Finally, the development plan only dedicates 97 acres to the sports complex, and only 7 acres (or 2% of the property) to the more intense indoor sports facility. Approximately 59% of the property is dedicated to uses that serve the larger WEC and the sports complex including the hotel, limited commercial, parking, stormwater and open space.

The County's development controls further protect the edge of this Project from impacting the larger FPA boundary. Any attempt to develop those lands would require a comprehensive plan amendment with the required supporting analysis and approval by Marion County. Converting the rural land to the west simply requires a comprehensive plan amendment. Converting the property to the south would require a comprehensive plan amendment that met the additional requirements to remove the FPA boundary, extend the UGB and re-designate the property from Rural to an urban land use designation.

6. **Does the proposed amendment fail to maximize the use of existing public facilities and services?**

No. The Project is within the water and sewer service area of the County, and public facilities are currently available to the site. The subject property is a logical extension of the WEC campus and must connect to central water and sewer.

Golden Ocala and Marion County have invested in extending services to this area. Golden Ocala has been approved for urban development for many years. The WEC has transformed this area of the County. To date central

water and sewer are constructed, schools are adjacent to the site, and a new school site is planned, and two fire stations are within 1.5 miles of the Project. Golden Ocala also constructed a four lane entrance road from State Road 40 into the WEC campus. The proposed sports complex is adjacent to this entrance road.

Finally, the property is within the UGB. The County prioritizes development in the UGB and requires connection to central water and sewer (see Future Land Use Element Policies 3.1.1 and 3.1.2). This property is a logical extension of the WEC boundary and helps maximize the significant investment in public facilities made by the County and Golden Ocala.

7. **Does the proposed amendment fail to maximize the use of future public facilities and services?**

No, for the reasons mentioned above. Both the County and Golden Ocala have already heavily invested in this area. Allowing further development at this location maximizes that investment. Developing in a different location could result in the need for more investment in a different location of the County which is very inefficient and reflects poor planning. Thus, the subject property is a logical expansion of the WEC boundary and maximizes the infrastructure investments made in this area.

8. **Does the proposed amendment allow for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government?**

No. Golden Ocala and the subject property have been an approved urban area on the FLUM for years. The WEC is currently approved for 1,350 hotel rooms, 4,000,000 square feet of commercial and equestrian facilities. The County and Golden Ocala have already invested in infrastructure to serve this area. This amendment ties these areas together in a cohesive master plan. The subject property is a logical and compact expansion of the WEC. Furthermore, urban facilities have already been constructed to serve this area including water, sewer, roads, fire stations, and schools. Expanding the WEC is an efficient use of public facilities.

9. **Does the proposed amendment fail to encourage development which would, by its location, provide a clear separation between rural and urban uses?**

No, the proposed amendment is a logical expansion of the WEC. The subject property is already designated for urban development and adjoins the WEC campus. The property is also in the UGB boundary which is planned for urban development and must connect to central water and sewer.

The rural lands to the west are within the UGB and are presumed to develop with urban densities and intensities during the planning timeframe. The County prioritizes intense urban development in the UGB and stipulates that any development must connect to central water and sewer.

The FPA is to the south of the subject property and separated by State Road 40. The comprehensive plan establishes the clear separation of the rural areas in the County and the UGB. This amendment is consistent with this approved development pattern.

10. Does the proposed amendment discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities?

No. The proposed project will not inhibit or discourage infill development. Golden Ocala is not a new project. It has been approved for many years through its vested DRI and PUD approvals and the World Equestrian Center amendments. Since there is no increase in residential units, this Project is not taking units from other developments in the County. This Project should result in the growth of the County's economic base benefiting surrounding properties and larger Marion County.

11. Does the proposed amendment fail to encourage an attractive and functional mix of uses?

No. The amendment significantly improves the FLUM by adding a new use, sports complex, to the mixture of land uses already approved within the Golden Ocala master plan. Golden Ocala and the larger surrounding properties have long been approved for urban development as reflected in the existing land use analysis supporting this amendment. The Golden Ocala amendment expands the WEC campus and adds a proposed sports complex to the existing uses which includes higher density residential, hotels and RV units, commercial, hotels and equestrian facilities.

12. Does the proposed amendment result in poor accessibility among linked or related land uses?

No. The Project will include internal connections between uses providing a high level of accessibility. Internal connectivity will be addressed at the time of local development approval.

13. Does the proposed amendment encourage development which would result in the loss of significant amounts of open space?

No. The environmental report from Modica & Associates clearly demonstrates that these lands are very suitable for urban development. The supporting land use analysis identifies that the subject property is already approved for urban development. The purpose of this amendment is to introduce a new sports complex to the WEC and Golden Ocala. The active recreation uses on site will include open space areas along with the hotel, limited commercial and indoor sports facility. Thus, a significant amount of land will be dedicated to active recreation.

Result of Urban Sprawl Analysis: The proposed amendment triggered none of the 13 indicators for urban sprawl.

B. CONSISTENCY WITH CHAPTER 163, FLORIDA STATUTES – DEVELOPMENT PATTERNS

Chapter 163.3177(6)(a)9.b., F.S., presents 8 development patterns or urban forms. If 4 or more of the development patterns or urban forms are achieved, then it shall be determined that the amendment discourages the proliferation of urban sprawl. A "yes" answer to each of the questions indicates that a proposed development does not promote urban sprawl.

1. **Directs or locates economic growth and associated land development to geographic areas or the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

   Yes. Golden Ocala and the World Equestrian Center is a regional attractor within the UGB. The subject property is already approved for urban development and within Golden Ocala. None of the property is designated rural.

   The County's planning strategy for protecting the rural area, especially the Farmland Preservation Area, is to direct development to the UGB where public facilities are in place or planned (see Future Land Use Objective 3.1 and Policies 3.1.1 and 3.1.2). Marion County and Golden Ocala have made significant investments in this area for the development of this mixed use development.

   The subject property is also very suitable for development. The supporting environmental conducted by Modica & Associates identifies the subject property as improved pasture with no significant environmental resources on site.

2. **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

   Yes. Golden Ocala and the WEC have been approved for urban development for many years. The developer and the County have made significant improvements and investment to serve this area with urban services including the construction of a sewer treatment plant, fire stations, schools etc. The World Equestrian Center has implemented this vision to develop an intense urban development where urban infrastructure is in place to serve it. The Project is not only served by central water and sewer, but it is also ideally located along US 27 and State Road 40 with direct connections to I-75.

   Golden Ocala also constructed a four-lane entrance road from State Road 40 to help facilitate traffic into the center. The proposed sports complex adjoins this access road. The expansion of the WEC and the addition of the

sports complex is a prime example of maximizing the infrastructure investments made by both the County and Golden Ocala.

3. **Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multi-modal transportation system, including pedestrian, bicycle, and transit, if available.**

Yes. Golden Ocala and the WEC are developing in an internal campus setting. The proposed sports complex is a compact and logical extension of the WEC campus. The WEC contains a mixture of uses to serve the daily needs of visitors to the WEC including a variety of housing options, commercial/retail, and hotels. The WEC sports complex will be interconnected to this area, allowing guests or teams to use these facilities.

Marion County does not have transit service west of I-75. The development of this mixed use center will provide a future destination for transit once that service expands. Internal to the WEC campus, multiple trips can remain on site to meet the daily needs of visitors and residents without having to leave the campus which is an anti-urban sprawl strategy identified in #3 above.

Golden Ocala together with the WEC have three planned centers that can be used to encourage multi-model connectivity both through-out the Project and locations for future transit connectivity if service is established. This is created through the following:

1. Density – The development includes a wide-range of density and housing unit types. This mixture of uses will encourage walking between the WEC, commercial uses, hotels and residential all within the Project. The development is planned for a range of housing from multi-family and condo units to townhomes, single family, RV units, and equestrian lots on the edge of the Project.
2. Golden Ocala and the WEC are and will be connected internally by both the internal road system and equestrian trails. Since Golden Ocala is a gated community, the speeds can be minimized allowing golf carts and pedestrians to travel along the side of the roads and still feel safe.
3. Transit facilities are not currently available west of I-75. This master plan provides for mixed use locations where it is possible that along US 27 and SR 40 at the northern and southern entrances transit facilities may become a possibility in the future.

4. **Promotes the conservation of water and energy.**

Yes. Golden Ocala continues to work with the County and the water management district to conserve water and energy. Golden Ocala has agreed to work to conserve water as required in FLUE Policy 10.5.1 #7 and is committed to do so in the future. For this plan amendment, the property was already approved for urban development and was already in the Golden Ocala master plan. A portion of the expansion area will also include equestrian facilities and outdoor recreation which will help reduce impervious surfaces and encourage water recharge.

5. **Preserves agricultural areas and activities including silviculture, and dormant unique, and prime farmlands and soils.**

Yes. This amendment does not impact agricultural areas. The subject property is already approved for urban development and is within the UGB. The property is also improved pasture lands and is not prime farmland. The development of the property with urban intensities is consistent with the Marion County strategy for preserving farmland. The County directs urban development into the UGB where urban services are available. This allows for the preservation of farmlands by keeping development where urban services are available or planned.

The lands adjacent to the property are protected through the County's buffering requirements and through onsite development decisions. The rural designated lands to the west of the property are within the County's UGB and are planned for urban development in the future. A buffer will be provided as required by the County's comprehensive plan and land development code. The property to the south is within the FPA. Buffering and landscaping will be installed as required by the County. State Road 40 also provides a significant barrier since it is a four lane roadway with a wide right-of-way providing approximately 180 feet of separation between the properties.

Finally, the proposed use is compatible with the adjacent properties. The amendment adds approximately 236 acres to the WEC. Approximately 41% of the expansion area, or 97 acres, will be dedicated to the sports complex with only 7 acres (approximately 2% of the expansion area) dedicated to the more intense indoor sports facility. The property will include equestrian facilities and outdoor sports fields. Marion County permits active recreation fields on rural zoned lands under the County's land development code. The proposed PUD master plan directs the indoor sports facility internal to the project with stormwater facilities and sports fields on the edge of the sports complex. Thus, the proposed development is a blending of the WEC and equestrian uses with more traditional recreation activities.

6. **Preserves open space and natural lands and provides for public open space and recreation needs.**

Yes. This plan amendment preserves open space and natural lands and provides for open space and recreation needs. As mentioned in #5 above, the subject property is dedicated to lands that have been approved for urban development for many years. Focusing urban development in planned urban areas is the best tool for protecting rural lands.

The amendment is also dedicated to recreational uses and services to support active recreation. The master plan will also include perimeter buffering to ensure compatibility with the rural designated properties on the western and southern border.

7. **Creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.**

Yes. This plan amendment furthers the goals of the Marion County Comprehensive Plan by improving the balance of land uses between residential and non-residential within Golden Ocala. The Marion County Plan does not have an adopted jobs/housing ratio or methodology for determining the jobs/housing mix.

This proposed amendment is not a traditional amendment focused on increasing residential or commercial uses. Golden Ocala and the WEC is an already approved mixed use center with approximately 2,300 residential units, 4 million square feet of commercial and 1,350 hotel rooms to serve the onsite equestrian facilities.

The amendment proposes to convert 236 acres of land already approved for urban development in the Golden Ocala master plan to create a sports complex and provide uses that support both the sports complex and the larger WEC campus. This sports complex is a combination of equestrian facilities, outdoor recreation, and an indoor sports facility. The application also proposes an increase of 300 hotel rooms or a 20% increase above the current hotel entitlements. This increase is reasonable considering the addition of new sports complex within the WEC. The need for the amendment is addressed separately in this application.

It is difficult to establish a jobs/housing ratio for this amendment because the development is mostly for active recreation. It is obvious that this area from I-75 west to the WEC is mostly low density residential. Little commercial and employment are available. The WEC is the most intense urban center in this area. Expanding the WEC in a compact campus setting helps concentrate employment which maximizes the infrastructure investments that have been made by the County and Golden Ocala.

8. Promotes uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development such as transit oriented development or new towns as defined in Section 163.3164, F.S.

Yes and No. Golden Ocala and the WEC are now developing as a mixed use center in a campus setting. However, the original Golden Ocala vested development was a mostly single family residential development with a golf course in rural Marion County. When the development was originally approved in the 1970's the development pattern did reflect an urban sprawl pattern. Over the years this sprawl pattern has been remediated. The County and Golden Ocala have both invested in providing urban services to this portion of the County. Golden Ocala has transformed the development from single family residential to a mixed use regional destination. The WEC today provides a wide range of commercial services including retail, hotel and restaurants and a variety of housing types to make the community more self-sufficient which is a common trait of new town communities. It is now a mixed use development with commercial capacity to provide for many of the daily needs of its residents including employment which helps minimize trip lengths and provide more opportunities for a walkable development and self-sufficient community.

EXHIBIT G

CONSISTENCY ANALYSIS

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

GOAL 1: PURPOSE OF THE FUTURE LAND USE ELEMENT

To protect the unique assets, character, and quality of life in the County through the implementation and maintenance of land use policies and a Land Development Code (LDC) that accomplish the following:

1. **Promote the conservation and preservation of natural and cultural resources;**
2. **Support and protect agricultural uses;**
3. **Protect and enhance residential neighborhoods while allowing for mixed-use development within the county;**
4. **Strengthen and diversify the economic base of the County;**
5. **Promote development patterns that encourage an efficient mix and distribution of uses to meet the needs of the residents throughout the county;**
6. **Ensure adequate services and facilities to timely serve new and existing development; and**
7. **Protect and enhance the public health, safety, and welfare.**
8. **Protect private property rights.**

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THE COUNTY'S COMPREHENSIVE PLAN PURPOSE STATEMENT. THE AMENDMENT DIVERSIFIES THE WORLD EQUESTRIAN CENTER WHICH IS A REGIONAL ATTRACTOR THAT BENEFITS MARION COUNTY. THE PROPOSED EXPANSION AREA IS ALREADY APPROVED FOR URBAN USES AND IS SUITABLE FOR URBAN DEVELOPMENT. THE AMENDMENT ADDS A SPORTS COMPLEX TO THE WEC WHICH EXPANDS THE MIXTURE OF USES OFFERRED AND SUPPORTS THE COMPACT DEVELOPMENT PATTERN AT THE CAMPUS. FINALLY, EXPANDING THE WEC MAXIMIZES THE INFRASTRUCTURE INVESTMENTS THAT HAVE BEEN MADE BY MARION COUNTY AND GOLDEN OCALA TO SERVE THIS PROJECT.

OBJECTIVE 1.1: PLANNING FRAMEWORK

To create a planning and implementation strategy that will enhance the livability of the County and preserve the County's natural, cultural, physical and economic resources to discourage urban sprawl, promote sustainable, energy-efficient land use patterns, and reduce pollution, and provide for economic development opportunities.

Policy 1.1.1: Marion County Planning Principles

The County shall rely upon the following principles to guide the overall planning framework for the County:

1. Preserve, protect and manage the County's valuable natural resources.
2. Recognize and protect the County's rural, equestrian and agricultural areas as an asset to its character and economy while providing clear, fair and consistent standards for the review and evaluation of any appropriate future development proposals.
3. Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that enhances the scale, intensity and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.

4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.

CONSISTENCY: MARION COUNTY'S LAND PLANNING STRATEGY FOR PROTECTING ITS RURAL LANDS AND THE FARMLAND PRESERVATION AREA IS TO DEVELOP AT URBAN INTENSITIES WITHIN ITS URBAN GROWTH BOUNDARY. THIS STRATEGY INCLUDES THE USE OF TRANSFER OF DEVELOPMENT RIGHTS TO PRESERVE RURAL AREAS BY SENDING THOSE RIGHTS WITHIN THE URBAN GROWTH BOUNDARY NO MATTER THE LOCATION.

GOLDEN OCALA AND THE WEC CAMPUS ARE WITHIN THE URBAN GROWTH BOUNDARY. THE PROPOSED AMENDMENT IS ENTIRELY IN THE URBAN GROWTH BOUNDARY ON LANDS APPROVED FOR URBAN DEVELOPMENT AND ALREADY WITHIN THE DEVELOPMENT. THESE LANDS ABUT THE CURRENT WEC BOUNDARY ON ITS NORTHERN AND EASTERN BORDER AND IS DIRECTLY ADJACENT TO THE FOUR LANE ENTRANCE ROAD INTO THE WEC. MARION COUNTY AND GOLDEN OCALA HAVE HEAVILY INVESTED IN PROVIDING URBAN SERVICES TO THIS AREA AND APPROVING DEVELOPMENT AT THE WEC SUPPORTS THAT INVESTMENT. FINALLY, THE AMENDMENT IS A PERFECT LOCATION FOR THE SPORTS COMPLEX SINCE IT IS ALREADY APPROVED FOR URBAN DEVELOPMENT, WITHIN GOLDEN OCALA, SERVED BY CENTRAL WATER AND SEWER AND HAS FRONTAGE ON BOTH STATE ROAD 40 AND THE INTERNAL FOUR-LANE ENTRANCE ROAD FOR THE WEC.

Policy 1.1.2: Adopted Future Land Use Map (FLUM Series) and 2045 Planning Horizon

The FLUM Series embodies strategies designed to build long-term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective, efficient and timely manner, and protect natural, cultural, and environmental resources that are unique to the County. The County provides appropriate goals, objectives, policies, data and analysis for a future land use, long-range planning horizon through the year 2045. The County adopts the FLUM Series as listed below:

Map	*Title*
1.	*MARION COUNTY 2045 FUTURE LAND USE MAP*
2.	*WELLS & WELLHEAD PROTECTION AREAS*
3.	*COASTAL HIGH HAZARD AREAS AND EVACUATION ROUTES*
4.	*WATERBODIES (RIVERS AND LAKES)*
5.	*FLOODPLAINS PER 2008 FEMA MAPS*
6.	*WETLANDS*
7.	*MINERAL RESOURCES*
8.	*SOILS (GENERALIZED)*
9.	*TOPOGRAPHY (GENERALIZED)*
10.	*ARCHEOLOGICAL AND HISTORIC AREAS*
11.	*ENVIRONMENTALLY SENSITIVE OVERLAY ZONES*
12.	*TRANSFER OF RIGHTS*
13.	*SPRINGS PROTECTION OVERLAY ZONES*
14.	*REGIONAL ACTIVITY CENTERS (RGAC)*

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

a. MARION OAKS / MCGINLEY RGAC
b. IRVINE / SUNNY OAKS RGAC

15. DEVELOPMENT OF REGIONAL IMPACT (DRI), BINDING LETTERS OF VESTED RIGHTS/MODIFICAITONS (BLIM) AND FLORIDA QUALITY DEVELOPMENT (FQD) MAP 'H' MASTER PLANS (DRI/FQD)

a. OAK RUN DRI
b. ON TOP OF THE WORLD DRI
c. SPRUCE CREEK GOLF & COUNTRY CLUB FQD
d. SPRUCE CREEK SOUTH FQD
e. STONECREST DRI
f. THE VILLAGES OF MARION FQD
g. VILLAGE OF RAINBOW SPRINGS DRI
h. GOLDEN OCALA DRI
i. ON TOP OF THE WORLD BLIM

CONSISTENCY: THE GOLDEN OCALA DRI IS LISTED IN THIS POLICY MAKING IT A PREFERRED LOCATION FOR DEVELOPMENT IN MARION COUNTY. THE PROPOSED AMENDMENT IS IDEALLY SUITED FOR DEVELOPMENT SINCE THE LANDS ARE SUITABLE FOR DEVELOPMENT, ARE ALREADY APPROVED FOR URBAN DEVELOPMENT, ARE WITHIN THE GOLDEN OCALA MASTER PLAN AND SERVED WITH CENTRAL WATER AND SEWER WITH FRONTAGE ON STATE ROAD 40. THE PROPOSED AMENDMENT ADJOINS THE WEC CAMPUS AND IS A LOGICAL EXTENSION OF THAT LAND USE.

Policy 1.1.5: Higher Density/Intensity Uses

The County shall require higher densities and intensities of development to be located within the Urban Growth Boundary and Planned Service Areas, where public or private facilities and services are required to be available.

CONSISTENCY: THE PROPOSED AMENDMENT IS ENTIRELY WITHIN THE URBAN GROWTH BOUNDARY AND ABUTS THE WEC CAMPUS. PUBLIC FACILITIES ARE AVAILABLE TO THE WEC AND THIS PROPERTY INCLUDING CENTRAL WATER AND SEWER. THE PROPERTY ALSO HAS FRONTAGE ON STATE ROAD 40 WITH A FOUR-LANE ENTRANCE ROAD INTO THE WEC CAMPUS. THIS POLICY REQUIRES "HIGHER DENSITIES AND INTENSITIES" WITHIN THE URBAN GROWTH BOUNDARY.

Policy 1.1.6: Buffering of Uses

The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.

CONSISTENCY: THE AMENDMENT IS SUPPORTED BY THE SIMULTANEOUSLY SUBMITTED PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN WHICH DEMONSTRATES HOW THE SPORTS COMPLEX WILL INCLUDE PERIMITER BUFFERING TO ENSURE COMPATIBILILTY WITH ADJACENT PROPERTIES. THE MARION COUNTY LAND DEVELOPMENT CODE SPECIFIES WHAT LEVEL OF PERIMITER BUFFERING IS REQUIRED.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 1.1.7: Discourage Strip Commercial and Isolated Development
The County shall discourage scattered and highway strip commercial development by requiring the development of such uses at existing commercial intersections, other commercial nodes, and mixed use centers with links to the surrounding area.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THIS POLICY WHICH ADDS A SPORTS COMPLEX TO THE WEC CAMPUS. THE AMENDMENT IS SUPPORTED BY AN URBAN SPRAWL ANALYSIS DEMONSTRATING THAT THE PROJECT IS A COMPACT MIXED USE DEVELOPMENT PATTERN AND THE OPPOSITE OF URBAN SPRAWL. GOLDEN OCALA AND THE WEC CAMPUS ARE AN APPROVED MULTIPLE USE DEVELOPMENT (COMMERCIAL, RESIDENTIAL AND HOTEL) ANCHORED BY THE WEC.

GOAL 2: ALLOCATION AND DISTRIBUTION OF LAND USES
Allow for a mix of uses to meet the population growth and economic development needs throughout the County by identifying appropriate areas for residential, commercial, industrial, public, recreation and open space, and conservation.

OBJECTIVE 2.1: FUTURE LAND USE DESIGNATIONS
To implement development patterns that promote a variety of residential, non-residential, and mixed use development to meet the needs of the community, the County shall adopt future land use designations that allow for mix of uses throughout the County.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS FUTURE LAND USE GOAL 2 AND OBJECTIVE 2.1. GOLDEN OCALA AND THE WEC IS AN APPROVED MIXED USE CENTER INCORPORATING A WIDE RANGE OF RESIDENTIAL, COMMERCIAL AND HOTEL ROOMS TO SERVE THE EQUESTRIAN FACILITIES. THIS AMENDMENT WILL DIVERSITY THE RECREATIONAL SERVICES PROVIDED ON SITE.

Policy 2.1.1: Supply and Allocation of Land
The County shall designate future land uses on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data, Inventory & Analysis) and allow for a sufficient allocation of land and land uses to allow for development based on market potential.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A NEEDS ANALYSIS DEMONSTRATING WHY THE AMENDMENT IS NEEDED. THE AMENDMENT WILL CREATE A SPORTS COMPLEX WITHIN THE WEC. THE NEEDS ANALYSIS EVALUATES THE NEED FOR A SPORTS COMPLEX BASED ON STUDIES SUPPORTING RECREATION USES, THE ORIGINAL STUDIES SUPPORTING THE WEC, THE OTHER RECREATION FACILITES IN THE STATE AND HOW THE AMENDMENT SUPPORTS THE SIGNFICANT PUBLIC AND PRIVATE INVESTMENT TO PROVIDE URBAN SERVICES TO SUPPORT THE WEC. THE 2024 HUNDEN PARTNERS MARKET ANALYSIS PROVIDES CLEAR JUSTFICATION AND NEED FOR THE SPORTS COMPLEX, INDOOR ARENA AND ADDITIONAL HOTEL ROOMS.

Policy 2.1.6 Protection of Rural Areas

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the UGB and Planned Service Areas. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within the UGB and PSAs.

Policy 2.1.13: Protection of Rural Neighborhoods
Marion County shall recognize "rural neighborhoods" that occur within or outside of the UGB deserve special protection from the intrusion of urban uses, densities and intensities where new development occurs within the immediate vicinity. For the purpose of this policy, a rural neighborhood is an existing recorded or unrecorded subdivision where the overall density does not exceed one unit per three acres and the subdivision has a predominant Future Land Use Designation of Rural Land or Low Residential.

CONSISTENCY: THIS AMENDMENT MODIFIES LAND USE ENTITLEMENTS ON PROPERTY ENTIRELY WITHIN THE URBAN GROWTH BOUNDARY. NO LANDS SUBJECT TO THIS AMENDMENT ARE DESIGNATED RURAL OR WITHIN THE FARMLAND PRESERVATION AREA. THIS AMENDMENT SUPPORTS THE DIRECTION IN POLICY 2.1.6 THAT URBAN USES "SHALL BE DIRECTED TOWARDS AREAS APPROPRIATE FOR URBAN DEVELOPMENT SUCH AS WITHIN THE UGB".

THE PROPERTY TO THE WEST AND SOUTH DOES NOT MEET THE DEFINITION OF A "RURAL NEIGHBORHOOD" SO THIS POLICY DOES NOT APPLY.

AGRICULTURAL USES

Policy 2.1.16: Rural Land (RL)
This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use. The following special provisions shall apply for new development not meeting the base density, as further defined in the LDC:

1. **Family Division:** A parcel of record within Rural Land may be permitted to be subdivided up to three times, provided that no resulting lot is less than one acre outside of the FPA and not less than three (3) acres inside the FPA consistent with Section 163.3179, F.S. and as further defined in the LDC.

2. **Cluster Density Bonus:** Rural Areas outside the UGB and not within the Farmland Preservation Area may develop as a cluster density bonus development under the PUD process up to a maximum of one (1) dwelling unit per seven (7) gross acres with a required minimum of 60% permanent open space set aside, as further defined in the LDC.

3. **Hamlets:** Residential uses in the Rural Areas outside the UGB and not within the FPA may develop as a hamlet development under the PUD process and shall provide a minimum of 60% permanent open space with cluster development in one of the following forms, and as further defined in the LDC:
   a. one (1) dwelling unit per five (5) acres
   b. one (1) dwelling unit per 3.5 acres with the permanent open space delineated as a separate tract from the individual developable parcels and shall remain under common ownership by

the developer, property owner association, undivided property interest of the developable land within the hamlet, or a third party approved by the County Commissioners.

CONSISTENCY: THE PROPOSED AMENDMENT PROTECTS THE ADJACENT RURAL DESIGNATED PROPERTIES. THE PROJECT WILL INCLUDE PERIMETER BUFFERING AS REQUIRED BY THE COUNTY'S LAND DEVELOPMENT CODE AND WILL DEDICATE THE EDGE OF THE PROPERTY TO ATHLETIC FIELDS. THE RURAL LAND TO THE WEST OF THE PROPERTY IS WITHIN THE URBAN GROWTH BOUNDARY AND PRESUMED TO DEVELOP AS AN URBAN USE DURING THE PLANNING TIMEFRAME. THE PROPERTY TO THE SOUTH IS IN THE FPA. THE FPA BOUNDARY IS SEPARATED BY STATE ROAD 40 WHICH PROVIDES APPROXIMATELY 180 FEET OF SEPARATION BETWEEN THE PROPERTIES.

RESIDENTIAL USES

Policy 2.1.17: Low Residential (LR)

This land use designation is intended to recognize areas suited for primarily single-family residential units for existing and new development within the UGB, a PSA or Urban Area. Parcels outside of, but contiguous to the UGB and outside of the FPA are eligible for conversion to Low Residential designation through density bonus programs consistent with FLU Policy 2.1.3. The density range shall be up to one (1) dwelling unit per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Where Low Residential abuts the Farmland Preservation Area or other Rural Area, hamlet, clustered or other development methods to preserve large tracts of open space are encouraged.

CONSISTENCY: THE PROPOSED AMENDMENT CONVERTS LAND CURRENTLY DESIGNATED AS LOW RESIDENTIAL TO WEC. LOW RESIDENTIAL IS AN URBAN USE AND THE PROPERTY IS WITHIN THE UGB. THE PROPERTY IS ALREADY WITHIN THE GOLDEN OCALA MASTER PLAN. THE PROPERTY IS ADJACENT TO THE WEC CAMPUS AND IS A LOGICAL EXTENSION OF THE WEC CAMPUS. THE PROPERTY IS ALSO SUITABLE FOR THE PROPOSED USE BASED ON THE ATTACHED ENVIRONMENTAL ANALYSIS.

Table 2-1: Summary of Future Land Use Designations *

FLU	DENSITY	FAR	USES
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

URBAN AREAS (Inside and Outside UGB)

RESIDENTIAL USES

Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)

NON-RESIDENTIAL / MIXED USES

Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, RVP
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public

ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)

NON-RESIDENTIAL / MIXED USES

Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
		Rural Area (Outside UGB)	
World Equestrian Center (WEC)	0-1 du/10 ac (Rural Area)	0-0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian related uses per FLUE Policy 2.1.28
		Urban Area (Inside UGB)	

0-4 du/ac (Urban Area)	0-0.50 for Urban Areas (Inside the UGB)	World Equestrian Center (WEC), Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

NOTE:

* Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT EXCEED THE MAXIMUM DENSITIES AND INTENSITIES AS ESTABLISHED IN THE COUNTY'S COMPREHENSIVE PLAN AND LDC.

GOAL 3: PRIORITY DEVELOPMENT AREA(S)

To direct new development and redevelopment activities to appropriate areas of the County in order to provide the necessary public facility and service infrastructure in a cost-effective and efficient manner.

OBJECTIVE 3.1: URBAN GROWTH BOUNDARY (UGB)

To establish one or more boundaries that clearly identifies Urban Areas where long-term capital improvements shall be directed to create compact and efficient development patterns and allow for sufficient growth opportunities to maintain the County's long-term viability.

Policy 3.1.1: Establishment of UGB

The County FLUM Series, Map #1, *Marion County 2045 Future Land Use Map,* designates an UGB that reinforces the preferred land use patterns of Marion County through policies that are designed to effectively discourage the proliferation of urban sprawl. The establishment and maintenance of the UGB shall be accomplished through the following standards:

1. The UGB shall encompass a sufficient supply of urban designated land to support projected demand for the horizon of the plan, less the supply generated from vested subdivisions (DRIs, FQDs, etc.) and Rural Land
2. All new development within the UGB shall be served by central water and wastewater, whether it is provided by the county, municipality, or private provider;
3. All land contained within an UGB delineated on the Future Land Use Map shall be treated as one single urban area for the purposes of these policies;
4. Any parcel of land that overlaps the UGB by more than 50% by area shall be considered inside the Boundary. Likewise, any parcel that overlaps the UGB by 50% or less shall be considered outside the Boundary;
5. The County shall conduct a review at least every seven (7) years to assess the need to modify the UGB and evaluate the need for public facilities and services within the UGB; and

6. The County shall encourage development to be concentrated within the UGB.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT. THE PROPERTY IS IN THE UGB AND WAS DESIGNATED LOW RESIDENTIAL BY THE COUNTY WHICH IS AN URBAN USE. THE AMENDMENT IS ALSO SUPPORTED BY AN URBAN SPRAWL ANALYSIS CONFIRMING THE PROPOSED FLUM CHANGE CREATES A COMPACT URBAN FORM WITHIN A MIXED USE CENTER WHICH IS THE OPPOSITE OF A SPRAWLING DEVELOPMENT PATTERN. THE DEVELOPMENT WILL HAVE TO CONNECT TO URBAN SERVICES AND WILL DEVELOP WITH URBAN DENSITIES AND INTENSITIES WHICH IS REQUIRED IN THE UGB.

Policy 3.1.2: Planning Principles within UGB

The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:

1. Preserve open space, natural beauty and critical environmental areas.
2. Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
3. Strengthen and direct development towards existing communities and development.
4. Encourage compact and mixed use building design.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Create walkable and linked neighborhoods.
7. Create a range of housing opportunities and choices.
8. Provide a variety of transportation choices.
9. Encourage community and stakeholder collaboration.
10. Make development decisions predictable, fair and cost effective
11. Encourage interconnected development, multi-modal transportation opportunities, links to the surrounding neighborhoods, and alternative transportation routes.
12. Establish priority areas for public facility and service infrastructure.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS POLICY 3.1.2 BY PROVIDING FOR A COMPACT URBAN DEVELOPMENT, ESPECIALLY ADJACENT THE WEC AND THE COMMERCIAL DESIGNATED LAND AT STATE ROAD 40. THE PROPERTY IS SUITABLE FOR DEVELOPMENT AND WILL BE INCORPORATED INTO THE MIXTURE OF USES APPROVED FOR THE WEC CAMPUS. THE WEC CAMPUS PROVIDES A STRONG SENSE OF PLACE THAT IS A DESTINATION FOR RESIDENTS AND MARION COUNTY VISITORS.

Policy 3.1.4: Rural Area Outside of UGB

The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area shall be guided by the following principles and as further defined in the LDC:

1. Protect the existing rural and equestrian character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.

2. Promote and foster the continued operation of agricultural activities, farms, and other related uses that generate employment opportunities in the Rural Area.
3. Establish a framework for appropriate future opportunities and development options including standards that address the timing of future development.
4. Create a focused strategy for the regulation of mining and resource extraction activity.
5. Allow for new Rural Land and Rural Activity Center Future Land Use designations with a Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS POLICY 3.1.4 BY PLACING THE INTENSE PORTIONS OF THE WEC CAMPUS FURTHEST FROM THE RURAL AREA AND INSTEAD DEDICATES THE EDGE TO SPORTS FIELDS, BUFFERING AND STORMWATER. THE PERIMETER BUFFERING MEETS THE REQUIREMENTS IN THE MARION COUNTY LAND DEVELOPMENT CODE.

A REVIEW OF THE COUNTY'S FLUM CONFIRMS THAT THE PROTECTION OF RURAL LAND DOES NOT MEAN THAT URBAN USES ARE NOT ALLOWED AT THE EDGE OF THE UGB BOUNDARY. THERE ARE NUMEROUS EXAMPLES WHERE THE COUNTY HAS APPROVED INTENSE URBAN USES THAT ABUT THE FPA BOUNDARY. THE UGB AND FPA POLICIES ALSO DO INCLUDE ANY STEP DOWN PROVISIONS THAT REQUIRE A REDUCTION IN DENSITY AND/OR INTENSITY ADJACENT THE FPA BORDER.

OBJECTIVE 3.3: FARMLAND PRESERVATION AREA

The Farmland Preservation Area is intended to encourage preservation of agriculture as a viable use of lands and an asset of Marion County's economy and to protect the rural character of the area. Planning principles within this area are designed to protect significant natural resources, including prime farmland and locally important soils as defined by the United a States Department of Agriculture and unique karst geology that provides high recharge to the Floridan Aquifer, a key source of freshwater for central Florida. The County establishes this area as critical to the enhancement and preservation of its designation as the Horse Capital of the World.

Policy 3.3.1: Elements of Rural Character

The County shall preserve and protect rural and equestrian/agricultural character within the Rural Lands, specifically the Farmland Preservation Area, by requiring that all appropriate future development activities within this Area preserve, support, and enhance the fundamental elements of rural character:

1. *Scenic Views:* The viewshed of arterial and collector roadways in the Rural Area shall be protected from land clearing and other visual intrusions associated with development; such protections, however, shall not restrict the fundamental agricultural uses permitted within this Area.
2. *Open Space Protection:* Residential development options shall include incentives to promote the protection of open spaces.
3. *Rural Lighting*: In order to preserve the rural character of the area, artificial illuminating devices, emission of undesirable rays into the night sky, glare to oncoming traffic and intrusion of light onto adjacent properties shall be prevented to the greatest extent possible, as further defined in the LDC.
4. *Transportation:* Roadway design within the Rural Area shall be consistent with the principles of context sensitive design, which considers the relationship of land uses and all aspects of roadway design, including speed, travel lane width, access management, and landscaping. New transportation corridors

intended to be used specifically for the construction of expressways or limited access roadways shall avoid the Farmland Preservation Area unless the Department of Transportation can demonstrate that there are no feasible corridor alignments outside of the Farmland Preservation Area, in which case the Department shall design and develop such roadway in such a way as to minimize and mitigate negative impacts to vital farmlands, key environmental areas, and valuable open space, including, but not limited to, provision of adequate screening and buffers between the roadway and such sensitive areas. The development of any such corridor shall be closely coordinated with the Board of County Commissioners and County Staff.

5. *Infrastructure:* Other infrastructure including water and sewer utilities and stormwater facilities within the Rural Area shall reflect a rural level of service and shall not be modified to the point that it encourages or allows for urban development.

CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH PROTECTION OF THE FARMLAND PRESERVATION BOUNDARY BY PLACING THE INTENSE PORTIONS OF THE WEC CAMPUS FURTHEST FROM THE RURAL AREA AND INSTEAD DEDICATES THE EDGE TO SPORTS FIELDS, BUFFERING AND STORMWATER. THE RURAL LAND ON THE WESTERN BORDER IS IN THE UGB AND OUTSIDE OF THE FPA SO THERE IS A PRESUMPTION THAT THIS PROPERTY WILL DEVELOP WITH URBAN USES OVER THE PLANNING TIMEFRAME.

THE PROPERTY TO THE SOUTH IS IN THE FPA. STATE ROAD 40 PROVIDES A SIGNIFICANT BARRIER WITH ITS FOUR LANES AND APPROXIMATELY 180 FEET OF RIGHT-OF-WAY.

Policy 4.1.6: Inapplicability of Policy 2.1.13 to the On Top of the World Development of Regional Impact, Circle Square Woods Vested Development of Regional Impact and Golden Ocala Development Order.

Policy 2.1.13 (Protection of Rural Neighborhoods) shall not apply to the following properties, including any development orders and permits issued for development within the properties:

1. The On Top of the World Development of Regional Impact ("OTOW DRI"), which is governed by the OTOW DRI Amended and Restated Development Order, as amended by Marion County on November 20, 2018, and as may be amended from time to time in the future ("ARDO").
2. The Circle Square Woods Binding Letter of Interpretation for Modification to a Development of Regional Impact with Vested Rights, as amended by Marion Count yon November 20, 2018 and as may be amended from time to time in the future (BLIM).
3. Marion County Ordinance No. 17-28 adopted by the Marion County Board of County Commissioners on October 17, 2017, as supplemented by the Settlement Agreement Concerning Golden Ocala Approvals dated February 20, 2018, as may be amended from time to time in the future ('collectively the Golden Ocala Development Order').

In the event of a conflict between Policy 2.1.13 of the Comprehensive Plan and the ARDO, the BLIM or the Golden Ocala Development Order, the ARDO, BLIM or Golden Ocala Development Order, as applicable, shall be deemed to prevail.

CONSISTENCY: THE POLICY ABOVE EXEMPTS GOLDEN OCALA FROM THE RURAL NEIGHBORHOOD REQUIREMENTS. HOWEVER, THE PROJECT WILL HELP PROTECT THE ADJACENT RURAL CHARACTER THROUGH THE USE OF PERIMETER BUFFER AND DEDICATING THE EDGE OF THE PROJECT TO ATHLETIC FIELDS AND STORMWATER FACILITIES.

GOAL 5: CHANGING THE DEVELOPMENT REGULATIONS

To identify criteria and documentation necessary for the County to evaluate and make recommendations on requested changes to the County's development regulations and process for reviewing and approving requested changes

OBJECTIVE 5.1: COMPREHENSIVE PLAN AND ZONING CHANGES

To identify criteria and documentation necessary for the County to evaluate requested changes to following development regulations: Comprehensive Plan policies, Future Land Use Map, and FLUM Series; and Zoning Changes (ZC) and Special Use Permits (SUPs).

Policy 5.1.1: Application Requirements

The County shall require an application with sufficient details of a request for an amendment to the Comprehensive Plan and the Official Zoning Map, consistent with Chapter 163, F.S., the Comprehensive Plan, Zoning, and LDC.

Policy 5.1.2: Review Criteria - Changes to Comprehensive Plan and Zoning

Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

1. Market demand and necessity for the change;
2. Availability and potential need for improvements to public or private facilities and services;
3. Allocation and distribution of land uses and the creation of mixed use areas;
4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
5. Agricultural activities and rural character of the area;
7. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
8. Consistency with the UGB;
9. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
10. Compatibility with current uses and land uses in the surrounding area;
11. Water Supply and Alternative Water Supply needs; and
12. Concurrency requirements.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A DETAILED APPLICATION THAT DEMONSTRATES ITS CONSISTENCY WITH CHAPTER 163. FIRST, THE AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS AND A LAND USE SUITABILITY ANALYSIS EXPLAINING WHY THE PROPOSED DENSITIES ARE CONSISTENT WITH THE RESOURCES FOUND ON SITE. NEXT, THE ANALYSIS

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DEMONSTRATES THE PROJECT IS COMPATIBLE WITH THE SURROUNDING AREA BY COMMITTING TO AND DEMONSTRATING THAT PERIMETER BUFFERING WILL BE INCORPORATED INTO THE PROJECT AND DIRECTING ATHLETIC FIELDS ON THE EDGE OF THE DEVELOPMENT AND DIRECTING THE MORE INTENSE URBAN USES INTERNAL TO THE SPORTS COMPLEX. THE AMENDMENT IS ALSO SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT ADEQUATE CAPACITY IS AVAILABLE TO SUPPORT THE AMENDMENT. AN URBAN SPRAWL ANALYSIS IS ALSO INCLUDED THAT DETAILS HOW THE DEVELOPMENT PATTERN CREATES A COMPACT MIXED USE URBAN FORM WHICH IS THE OPPOSITE OF A SPRAWLING PATTERN. FINALLY, THE AMENDMENT IS SUPPORTED BY A DETAILED CONSISTENCY ANALYSIS EXPLAINING WHY THE AMENDMENT MEETS THE POLICIES OF THE COUNTY'S PLAN WITH THE PROPOSED AMENDMENT.

GOAL 6: PUBLIC INFRASTRUCTURE PLANNING

The County shall implement and maintain short and long-term strategies in collaboration with other local, state, and federal agencies in order to provide public infrastructure to meet the population growth and economic developments needs throughout the County.

OBJECTIVE 6.1: COORDINATION OF PUBLIC FACILITIES AND SERVICES

To ensure the provision of public facilities and services in a timely, efficient, and cost-effective manner, that is in coordination with this element. These policies are general summaries of the requirements, which are further specified in their respective elements and capital improvements element.

Policy 6.1.1: Public Facilities Guidelines

The County shall locate public facilities and services so as to maximize the efficiency of services provided and minimize their cost, impacts on natural environment and resources, and surrounding uses and land uses.

Policy 6.1.2: Concurrency of Services

The County shall require that the development of land be timed and staged in conjunction with the provision of supporting public facilities and services to meet the community needs, consistent with this Plan and LDC.

CONSISTENCY: THE PROPOSED AMENDMENT IS TO ALLOW FOR THE EXPANSION OF THE WEC CAMPUS WHICH IS ALREADY SERVED WITH PUBLIC FACILITIES. THE DEVELOPMENT WILL CONNECT TO THE CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.

Policy 6.1.3: Central Water and Wastewater Service

The County shall require development within the UGB, Urban Areas, and other developments consistent with this Plan and as required in the LDC to use central water and wastewater. Central water and wastewater treatment facilities shall be constructed in accordance with the Wastewater and Potable Water Elements of this Plan and as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT GOLDEN OCALA PROJECT WILL BE SERVED WITH CENTRAL WATER AND SEWER CONSISTENT WITH THE COUNTY'S PLAN.

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Policy 6.1.4: Private Water and Wastewater Service
The County shall not prohibit the provisions of potable water, septic tanks and other wastewater treatment facilities by private developers as allowed and regulated in the LDC.

Policy 6.1.5: Individual Water and Wastewater Service
The County shall require that all development in areas not providing public water and wastewater services shall utilize individual well and on-site treatment and disposal (OSTDS) facilities in accordance with state law, this Plan, and as further defined in the LDC. Within the UGB, where centralized wastewater is not available and individual OSTDS are utilized, they shall be located in the front yard or street side of all structures to allow for future connection to centralized wastewater when available, but exceptions may be granted due to conditions on the site.

CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT GOLDEN OCALA PROJECT WILL BE SERVED WITH CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.

Policy 6.1.6: Water Supply Plan
The County shall require that all development be able to demonstrate that there is sufficient water supply, including alternative water supplies if necessary, available to meet the needs of the proposed development, whether provided by public or private centralized utilities or private individual sources, consistent with the Southwest Florida Water Management District (SWFWMD), St. John's River Water Management District (SJRWMD), and Withlacoochee Regional Water Supply Authority (WRWSA) Regional Water Supply Plans (RWSP) and the County's Water Supply Plan (WSP), and other plans or entities that may be necessary for the provision of water for the County to meet the needs of existing and future residents and businesses.

CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT THE PROPOSED AMENDMENT WILL CONNECT TO CENTRAL WATER AND SEWER AND ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.

Policy 6.1.7: Transportation Network
The County shall require all development to be designed to include an efficient system of internal circulation and address the impacts of development, including multi-modal transportation for surrounding areas and distribution of traffic flow in the transportation network within the county. Individual lots shall be designed with access to the internal street system and utilize shared access where suitable.

CONSISTENCY: THE PROPOSED AMENDMENT AT THE TIME OF LOCAL DEVELOPMENT APPROVAL MUST DEMONSTRATE HOW INTERNAL CIRCULATION WILL BE ADDRESSED CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC. THE AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS DEMONSTRATING THAT IMPROVEMENTS TO STATE ROAD 40 ARE REQUIRED. AN AMENDMENT TO THE 163 AGREEMENT WITH THE COUNTY WILL INCORPORATE THE REQUIRED IMPROVEMENTS. THE 163 AGREEMENT AND THE USE OF PROPORTIONATE SHARE MITIGATION IS SPECIFICALLY REFERENCED IN FUTURE LAND USE ELEMENT POLICY 10.5.1.

Policy 6.1.8: Stormwater Run-off

The County shall require the developer/owner of any site to be responsible for the management of runoff in a manner so that post-development runoff rates and volumes do not exceed pre-development conditions consistent with this Plan and as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR STORMWATER. DETAILED DEVELOPMENT PLANS MUST BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THAT ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

Policy 6.1.9: Public Schools

The County shall collaborate with the School Board and municipalities to ensure there are adequate school facilities throughout the county to meet the education needs of the children within the community as further defined in the Interlocal Agreement for Public School Facilities. This policy shall not be construed so as to cause the Marion County School District to be in conflict with the State Requirements for Educational Facilities (SREF) in Chapter 1013, F.S., or the Stipulated Agreement regarding school desegregation between the Marion County School Board and the U.S. Department of Justice.

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT RESULT IN AN INCREASED IMPACT TO PUBLIC SCHOOLS BECAUSE THERE IS NO INCREASE IN RESIDENTIAL UNITS.

Policy 6.1.10: Confirmation of Availability of Services

The County shall require developers to assess their needs regarding essential services (electric, gas, etc.) and seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the County during the development review process, but no later than the issuance of a development order.

CONSISTENCY: MARION COUNTY HAS PROVIDED A CONFIRMATION LETTER CONFIRMING THE AVAILABILITY OF WATER AND SEWER TO THE SITE. SERVICES ARE ALREADY ONSITE SERVING THE WEC CAMPUS. AN ONSITE SEWER MAIN EXTENSION IS REQUIRED FOR THE SPORTS COMPLEX. FOR PURPOSES OF THE COMPREHENSIVE PLAN AMENDMENT REVIEW ADEQUATE PUBLIC FACILITIES ARE AVAILBLE TO THE SITE AS REQUIRED.

GOAL 7: OVERLAY ZONES AND SPECIAL AREAS

The County shall utilize overlay zones and special areas to identify unique spaces which require additional development regulations to maintain and protect their unique characteristics or purposes. Each zone or area is described with its respective regulations, and sites may be subject to multiple zones and/or areas. The land use designation and/or Zoning classification for any site remains undisturbed by the creation of a zone or area, but may require enhanced development standards than those that would otherwise apply.

OBJECTIVE 7.2: ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ)

To provide a focused effort for the protection of surface waters by improving stormwater quality by better managing stormwater run-off due to development activities.

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Policy 7.2.1: Establishment of ESOZ
The County shall regulate intensity of development where environmentally sensitive lands may be subject to the adverse impacts of development or where a specific natural feature or area requires protection. The ESOZ shall be established as an overlay around those areas of the county as adopted in the FLUM Series, Map #11 *ESOZ*, as further defined in the LDC. The following are a list of areas included in the ESOZ:

1. **Waterbodies**
   a. **Springs** – Silver and Rainbow Springs
   b. **Lakes** – At least 200 acres or larger, as further identified in the LDC
   c. **Spring Runs** – Silver, Rainbow, Salt, Glen, and Juniper Springs
   d. **Rivers and Streams** – 500 feet landward of the water/wetland edge of perennial wetlands and primary tributaries, as further identified in the LDC

2. **Silver River State Park** - The ESOZ shall include the entire Silver River State Park property.

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT INCLUDE ANY AREAS WITHIN THE ESOZ.

Policy 7.2.3: Required Site Analysis
The County shall require a site analysis of soil conditions, geologic characteristics, topographic relief, stormwater run-off, identification of existing natural systems on the site, and other pertinent site characteristics to identify the effects of any proposed development or any changes to existing development that increase density or intensity of use as part of the development review process. Additional requirements shall be required for development that is in excess of forty (40) acres, consists of twenty (20) or more residential units, involves non-residential development, occurs on property with water frontage, or additional information is requested by another local, state, or federal agency, for which the applicant shall comply with such requests prior to approval from the County.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT. THE PROPERTY HAS ALREADY BEEN APPROVED FOR LOW RESIDENTIAL WHICH IS AN URBAN USE AND IS WITHIN THE UGB. AT THE TIME OF DEVELOPMENT ORDER APPROVAL A MORE DETAILED ENVIRONMENTAL ANALYSIS WILL BE PROVIDED CONSISTENT WITH THE COUNTY'S LAND DEVELOPMENT CODE.

Policy 7.2.8: Centralized Utilities
Central wastewater facilities shall be the preferred method of wastewater treatment for all development in an ESOZ. If publicly or privately owned central wastewater facilities are available within a quarter mile of the property line of a development project, then all development within that project will be required to hook up to the central wastewater system.

Where regional and sub-regional centralized wastewater facilities are not available, alternative wastewater facilities, including package plants and community cluster systems, may be used. The County shall establish criteria in its LDC for determining when connection to an existing centralized facility is required, and when construction of an alternative wastewater facility may be permitted. Consideration shall be given to such factors as project type, size, density, location and other relevant factors. All new

and expanded facilities shall comply with the treatment and disposal standards established pursuant to Policy 1.6.1 of the Wastewater Element.

CONSISTENCY: MARION COUNTY HAS PROVIDED A LETTER CONFIRMING CENTRAL WATER AND SEWER IS AVAILABLE TO THE SITE AND ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.

OBJECTIVE 7.4: SPRINGS PROTECTION OVERLAY ZONE (SPOZ)

To provide an additional level of water quality protection for springs and groundwater throughout the county by reducing and managing potential groundwater contamination for water supplies.

Policy 7.4.1: Establishment of SPOZ

The County established the boundaries of the SPOZ, which includes both a Primary and Secondary Springs Protection Zone (SPZ), as adopted in the FLUM Series, Map #14 Springs Protection Overlay Zones (SPOZ).

1. **Primary SPZ:** The Primary SPZ shall be based on the 0 to 10 year recharge travel time

2. **Secondary SPZ:** The Secondary SPZ shall be the remainder of the county to provide additional protection to surface waterbodies and groundwater and provide protection of other Spring Primary SPZ until such time as the County or other entity completes studies of the remaining springs in the County.

CONSISTENCY: THE PROPOSED AMENDMENT IS IN THE SECONDARY ZONE ALONG WITH THE MAJORITY OF THE COUNTY.

Policy 7.4.2: Modification of SPOZ

The County may update the Primary and Secondary SPZ as additional studies are performed by the county or other entities that demonstrate a need for additional protection standards for either the Silver Springs and Rainbow Springs, for which were the basis of the SPOZ, or other existing or new springs that may be identified.

Policy 7.4.3: Permitted Uses

The County shall implement and maintain a LDC to identify permitted and special uses to ensure that the function of a protected natural feature will not be materially impaired, diminished, or harmed by development activities and that the quality of the surface waters or groundwater will not be adversely impacted by the development activities.

Policy 7.4.4: Required Site Analysis

In addition to the ESOZ site analysis requirements of Policy 7.2.3 of this element, an assessment of the development impacts on recharge volume and groundwater quality, with emphasis on nitrogen, to assess whether additional measures are needed and can be provided to mitigate potential impacts shall be required for any new development that increases density or intensity of use within the Primary and Secondary SPZ, as applicable to the site.

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Policy 7.4.5: Required Buffer Area
Buffer and setback requirements shall be established based on criteria and standards in Policies 8.2.8 and 8.2.9 of this element, and as further defined in the LDC.

Policy 7.4.6: Stormwater Management
Stormwater management systems within the SPOZ shall incorporate low-impact development principles, innovative technology to enhance removal and attenuation of nutrients and other pollutants, and sinkhole formation and contamination reduction methods to reduce surface water and groundwater contamination, as further implemented by other policies of this Plan and defined in the LDC.

Policy 7.4.7: Centralized Utilities
Central wastewater facilities shall be the preferred method of wastewater treatment for all development in an SPOZ in accordance to Policy 7.2.8 of this element and central water facilities shall be the preferred method of providing water supply.

Policy 7.4.8: On-Site Treatment Disposal Systems (OSTDS)
For development where connection to a regional, sub-regional, or alternative wastewater system is not required, then an OSTDS will be required.-Within the Primary SPOZ, enhanced OSTDS able to reduce total nitrogen by a minimum of 65%, or other such level as set forth in the LDC,are required if central sewer connection is not available. Where an area or parcel is included in an adopted five-year capital improvement plan for provision of central wastewater, or otherwise included in an area prioritized for sewer expansion, an exception to use conventional OSTDS may be granted by the Board of County Commissioners. Under this exception, connection will be required when sewer becomes available, as further defined in the LDC.

Policy 7.4.9: Use of Best Management Practices (BMP)
The County shall require the implementation of Best Management Practices (BMPs) in the SPOZ to protect groundwater quality from contamination due to silvicultural and agricultural activities on properties within the ESOZ, unless otherwise not required and consistent with Policy 8.1.9 of this element.

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE REQUIREMENTS IN THE COMPREHENSIVE PLAN AND LDC FOR DEVELOPING IN THE SECONDARY ZONE. DETAILED DEVELOPMENT PLANS WILL BE PROVIDED TO THE COUNTY AT THE TIME OF LOCAL DEVELOPMENT APPROVAL.

OBJECTIVE 7.6: WELLHEAD / WELLFIELD PROTECTION AREA (WHPA)
To protect public water supply wells from incompatible uses.

Policy 7.6.1: Establishment of WHPA
Well/Wellhead Protection Area (WHPA) requirements for a qualified Community Water Systems (CWS), as defined by Chapter 62-521.200(1), FAC and operated by local governments, community or special districts, or private utility providers regulated by the Florida Public Service Commission (PSC), shall be maintained to provide protection of existing and proposed wells and from contamination for the design life of a the facility. When multiple wells are existing and/or suitably planned for future service, in lieu of a WHPA for each individual well, a wellfield protection area approach may be used provided the identified

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Wellfield Protection Area encompasses all existing and planned wells to be used by the qualified CWS. Qualified CWS WHPAs are defined and established as listed below and as adopted on the FLUM, Series Map #2 Well & Wellhead Protection Area:

ZONE	Qualified Community Water System (CWS), Chapter 62-521.200(1), FAC (Municipal/Local Government, Community or Special District, FPSC Regulated Utility)
Primary	≤ 100'
Secondary	> 100' to ≤ 500'
Tertiary	> 500' to ≤ 1,000'

Policy 7.6.2: Zone Requirements
The County shall implement and maintain a LDC regarding the placement and establishment of new land uses and development for WHPAs, at a minimum consistent with Chapters 62-521, 62-532, 62-555.312, and 62-610.200, FAC, as amended.

Policy 7.6.3: Land Use and Development Tracking in WHPA
The Marion County shall implement and maintain a LDC regarding land use and development which require the identification and designation of qualified CWS and WHPAs through development review processes, whether for new development or uses within existing WHPAs or new qualified CWS, which will establish corresponding WHPAs, as determined appropriate.

Policy 7.6.4: Identification and Designation of Wells in WHPA
The County shall coordinate with the appropriate local, regional, and state agencies to maintain a qualified CWS inventory using the best available data and providing information, including at a minimum, geographic location, capacity, service type, and owner, as well as other information deemed appropriate by the County.

CONSISTENCY: ANY PORTION OF THE PROJECT WITHIN A WELLHEAD PROTECTION AREA SHALL COMPLY WITH THIS POLICY.

GOAL 8: RESOURCE PROTECTION STRATEGIES
To protect the unique assets, character, and quality of life throughout the county, the County will implement and maintain appropriate strategies that minimize potential adverse impacts to the surrounding area created by development through the implementation of land use policies and LDC.

OBJECTIVE 8.1: PROTECT AGRICULTURE, EQUESTRIAN, AND RURAL CHARACTER
To establish a framework for addressing development within the Rural Areas that will encourage the preservation of agriculture as a viable short- and long-term use of lands and as an asset of the County's economy, and that will provide clear, fair and consistent standards for the review and evaluation of future development proposals.

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Policy 8.1.1: Protection of Existing Residential Development
The County shall recognize existing residential development and require that new development address issues of compatibility through implementation and maintenance of LDC that address density and intensity impacts of new development to the surrounding area and uses.

Policy 8.1.2: Support Economic Viability of Agricultural Lands
The County shall preserve the economic viability of agricultural lands and prevent the premature conversion of these lands to other uses.

CONSISTENCY: THE PROPOSED AMENDMENT IS COMPATIBLE WITH THE SURROUNDING AREA INCLUDING THE ADJACENT RURAL LANDS. THE PROJECT WILL INCORPORATE PERIMETER BUFFERING AS REQUIRED BY THE COUNTY'S LAND DEVELOPMENT CODE AND WILL PLACE ATHLETIC FIELDS AND STORMWATER FACIILITIES ALONG THE EDGE OF THE DEVELOPMENT AS REFLECTED ON THE MASTER PLAN. AS PART OF LOCAL DEVELOPMENT APPROVAL THE PROJECT WILL IDENTIFY THE LOCATION OF ANY REQUIRED BUFFERING FOR THE COUNTY'S REVIEW.

Policy 8.1.3: Support Agricultural Production
Through the resources of the Agricultural Extension Service, the County shall actively promote the conservation of bona fide agricultural uses, and will provide information to agricultural producers to improve production and methods.

Policy 8.1.4: Protection of Scenic Views and Vistas
All non-agricultural development or uses shall be designed to maintain open vistas and protect the integrity of the rural character of the major roadways within the Rural Area.

Policy 8.1.5: Context Sensitive Transportation Design
The County shall require that all future roadway projects outside of the UGB be designed consistent and compatible with the land use context of the area and shall reinforce landscape and habitat preservation by limiting access and roadway intersections. The design shall also incorporate signage and design features to accommodate wildlife crossings near wildlife habitat areas.

Policy 8.1.6: Central Utilities in Rural Area Outside UGB
The County shall limit the extension of central potable water and wastewater service within the Rural Area outside of the UGB or PSAs as follows:

1. Individual on-site wells may be allowed as the method of providing potable water;
2. Individual on-site septic systems may be allowed as the method of disposal of wastewater;
3. New development shall neither be designed nor constructed with centralized water or wastewater systems with the exception of:
   a. Serving areas with existing urban FLU designations, as of January 1, 2014, that are outside of the UGB;
   b. Future Land Use designations, specialized development, and/or overlays allowed in accordance with this element;

c. Existing Developer's or Settlement Agreement approved by the County prior to January 1, 2014; or
d. Clear and convincing evidence that demonstrates by the proponents of the system expansion that a health or safety problem exists in a built but un-served area for which there is no other feasible solution or to promote water conservation, aquifer, or springs protection in instances where significant adverse impacts are demonstrated to occur by not utilizing centralized water and wastewater. In such cases, the service area expansion plans will be updated concurrent with an administrative land use update, as necessary based on the use, density, and intensity of the development on the property.
e. Extension of centralized water and wastewater shall be at the applicant's expense.

Policy 8.1.7: Central Utilities in Rural Area within UGB

The County shall permit the extension of centralized water and wastewater within the Rural Area within the UGB, but costs associated with the extension of services shall be at the property owner's expense, and the service area expansion plans will be updated concurrent with an administrative land use update, as necessary based on the use, density, and intensity of the development on the property.

CONSISTENCY: THE ABOVE POLICIES APPLY TO LAND WITHIN THE FPA. THE PROPOSED AMENDMENT IS NOT WITHIN THE FPA. IT IS IN THE UGB AND DESIGNATED FOR URBAN USES.

Policy 8.1.8: Lighting Standards

The County shall implement and maintain lighting standards in the LDC that address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to on-coming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and rural character.

CONSISTENCY: THE PROPOSED SPORTS COMPLEX WILL UTILIZE OUTDOOR LIGHTING AND WILL HAVE TO MEET THE COUNTY'S LIGHTING RESTRICTIONS IDENTIFIED IN THE COUNTY'S LAND DEVELOPMENT CODE. A PHOTOMETRIC STUDY HAS BEEN INCLUDED IN THE PUD SUBMITTAL.

Policy 8.1.9: Silvicultural and Agricultural Activities BMPs

The County shall protect surface water and groundwater quality through the use of BMPs by encouraging use on a voluntary basis, except where BMPs shall be mandatory to protect environmentally sensitive areas or resources that may potentially be impacted by these activities, consistent with Objective 1.2 and policies of the Conservation Element and as further defined in the LDC.

OBJECTIVE 8.2: PROTECTION OF NATURAL AND HISTORIC RESOURCES

To preserve and prevent the degradation of natural and historic resources.

Policy 8.2.1: Contamination - Standards and Regulations

The County shall provide performance standards for and regulate development activities which contaminate air, water, soil or crops in the LDC.

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CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY'S REQUIREMENTS IN THE COMPREHENSIVE PLAN AND LDC FOR PROTECTION OF NATURAL RESOURCES.

Policy 8.2.3: Archeological and Historic Resources
The County shall identify and maintain information about archeological and historic resources which are in need of protection, as specified in associated policies of the Housing Element of this Plan and as shown in the FLUM Series, Map # 10, Archeological and Historic Areas, which is based on information from the Florida Division of Historic Resources.

CONSISTENCY: THE AMENDMENT BOUNDARY HAS ALREADY BEEN APPROVED FOR URBAN LAND USES WITH ITS LOW RESIDENTIAL DESIGNATION AND HAS BEEN DETERMINED TO BE SUITABLE FOR DEVELOPMENT. ANY HISTORICAL RESOURCES ON THE SITE WILL NEED TO BE AVOIDED OR ADDRESSED IN FUTURE PLANNING STAGES. THIS PROPERTY IS NOT INCLUDED IN MAP #10 FOR ARCHAEOLOGICAL AND HISTORIC AREAS.

Policy 8.2.4: Wetlands
The County shall implement and maintain a LDC to preserve and protect wetlands in the County and utilize the National Wetlands Inventory, as adopt by the FLUM Series, Map #6 Wetlands, and consistent with the Florida Statutes wetland definition.

Policy 8.2.5: Environmental Assessment for Listed Species (EALS) / Listed Species Review
The County shall implement and maintain a LDC that address how the county will assess and protect threatened and endangered plants and animals on properties during land clearing and the development review process. Areas identified for protection shall be required to incorporate measures such as, but not limited to: clustering, increased open space requirements, low density land use and zoning, and mitigation of impacts. The land development review process shall, at a minimum, provide for review under the following instances, as further defined in the LDC:

1. **Development and Land Clearing:** All development or land clearing, except for bona fide silvicultural or agricultural activities, for properties containing more the 40 acres, involving twenty (20) or more residential units, or is located within the ESOZ.

2. **Exemptions from Listed Species Review:** A wildlife and plant survey shall not be required under the following circumstances:

    a. Lands depicted on 1986/87 LANDSAT Satellite Imagery Map or the Cooperative Land Cover SPOT imagery (2010-2013), whichever is more recent, produced by the Florida Fish and Wildlife Conservation Commission (FWC) as: exotic plant communities or barren land.

    b. Silvicultural activities that are part of a resource management plan approved by the appropriate state agency.

    c. Credible information is presented to the County and relevant state agencies that no listed species or important habitat exists on the development site. Such evidence shall be reviewed and comments shall be provided for a final determination on the need or lack of listed species

review being required for the development site within 45 days of receiving a request for comment upon a particular exemption. Relevant state agencies shall include, but not limited to, the following:

(1) Florida Fish and Wildlife Conservation Commission (FWC)
(2) U.S. Fish and Wildlife Service (USFWS)
(3) Division of Forestry (DOF) of the Florida Department of Agriculture and Consumer Services
(4) U.S Forest Service (USFS)

3. **Survey of Listed Plant and Animal Species or Communities:** A survey shall be required to address the types of animals and vegetation, as specified in the LDC, and it shall be conducted by an ecologist, biologist, or similar professional, and include an inventory of listed animals and plants, endangered and threatened species, and species of special concern on the site, including following protocols established by the FWC and USFWS, as follows:

a. Size and distribution of native habitat
b. Listed species' populations
c. Feasibility and viability of on-site protection and management of listed species
d. Whether or not a wildlife corridor or conservation area exists on-site and evaluate the feasibility of maintaining them
e. Appropriateness of mitigating the impacts of development by relocation and/or on-site protection measures for listed species

4. **Findings of Listed Species on Development Site and Required Actions:** The County and the relevant federal and/or state agencies noted within this policy shall implement the following requirements when listed species are determined to be on the development site during land clearing, development review, and construction processes, including maintaining consistency with Chapter 68A-27 FAC.:

a. **Protection of Listed Species:** When a site proposed for development or clearing is determined to contain listed species, those listed species and their habitat shall be protected by creating a habitat management plan, inclusive of a conservation easement as required by Section 704.06, FS. or by the designation of a site as permanent open space under an approved management plan, to protect the listed species from the impacts of development or land clearing and demonstrate how viable, sustainable populations shall be maintained. The plan must be prepared by a qualified professional; reviewed by the appropriate regulatory or management agency such as FWC, USFS, USFWS, or DOF; and approved by the County prior to the issuance of a permit or development order.

b. **Mitigation for Listed Species:** If protection would result in the taking of private property or, if after consulting the relevant federal and/or state agencies, the County Commissioners determine that mitigation will result in a greater benefit to the relevant species and habitat, mitigation shall be required as a condition of a development order or permit. The method of protection required by the County shall be determined on a case-by-case basis and shall be directly related to the following criteria, whether on or off-site:

(1) Number and types of listed species present of presumed to be present on the site as determined by a site survey;
(2) Size, type, quality, and location of habitat;
(3) Life cycle needs supplied by the habitat, i.e., nesting, roosting, breeding, foraging, etc.;
(4) Size of the habitat in relation to the size of the site proposed for development or land clearing; and
(5) Location of the site and habitat in relation to existing or proposed wildlife corridors, designated conservation areas, lands with conservation easements, or natural reservations;

c. **Additional Requirements for Off-Site Mitigation:** When it is determined by the County that alternative off-site actions will provide equivalent or better protection or viability for affected listed species or habitat, the County has the option of allowing an applicant to meet the requirements of one or more of the following options:

(1) Monetary contribution to the Parks and Environmental Land Acquisition Program (PELAP) for the acquisition of environmentally sensitive lands within the County, and the funds shall be applied to lands that are known to contain viable populations of listed species or habitat similar in type and quality to that on the site proposed for development or clearing.
(2) Species relocation to similar habitat on protected lands, which must be approved by the appropriate state regulatory or management agency.

(3) Land that is within or contiguous with the Ocala National Forest, Cross Florida Greenway, Silver River State Park, Rainbow River State Park, St. Johns River Water Management District lands, or other Preservation designated land within the County can be acquired and donated to the appropriate managing agency. Lands donated under this option must be of equivalent acreage and contain listed species habitat of the same type and value as that upon the proposed development site.

(4) Off-site mitigation options shall satisfy the habitat requirements of listed species. Monetary contributions and land donations shall be sufficient to replace the habitat functions of the area to be protected and managed as required in this policy. A minimum of one-for-one replacement value of habitat shall be required for monetary contributions or land donations.

d. **Requirements for Conservation Easement and Permanent Open Space:** The conservation easement or permanent open space per the habitat management plan shall be dedicated to the County, or to a public or non-profit conservation agency or organization; or by virtue of designation of the protected area as Preservation on the Future Land Use Map Series (FLUM). Final development orders, when issued, will identify protected areas that are to be designated as Natural Reservation on the FLUM. These areas will be designated as Preservation on the FLUM during the next ensuing plan amendment cycle after issuance of a development order or permit. Acceptance of land dedication or conservation easements, or dedication as open space under an approved management agreement shall satisfy the habitat requirements of

the listed species. The County has the final authorization to accept or reject a particular conservation easement or permanent open space area.

e. **Release of Conservation Easements and Permanent Open Space:** Conservation easements or permanent open space per the habitat management plan may be released only when it is shown by competent substantial evidence that the purpose for which such easements or permanent open were dedicated have been completed, or are no longer capable of being accomplished because no listed species utilize the site. Landowners shall not be held responsible for ongoing management activities other than those that are required under the habitat management plans specified in section E. of this policy.

f. **Maintenance of Files:** Information, data, agreements, and agency comments associated with this Policy shall be maintained at a central location by the County and shall be available for inspection.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A NATURAL RESOURCES ANALYSIS THAT WAS CONDUCTED BY MODICA & ASSOCIATES THAT DEMONSTRATES THAT THE AMENDMENT LANDS ARE SUITABLE FOR THE PROPOSED USES. ADDITIONALLY, AT THE TIME OF DEVELOPMENT APPROVAL THE DEVELOPER MUST PROVIDE TO THE COUNTY A DETAILED PLAN IDENTIFYING POTENTIAL RESOURCES ON SITE AND HOW THOSE RESOURCES ARE PROTECTED CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

Policy 8.2.6: Open Space

The County shall encourage open space areas for properties being developed to be clustered to conserve and preserve natural and historic resources within the development to the greatest extent possible during the development review process.

CONSISTENCY: THE PROJECT WILL PROVIDE AT LEAST THE MINIMUM OPEN SPACE AMOUNTS REQUIRED BY THE COUNTY IN THE COMPREHENSIVE PLAN AND LDC. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THE LOCATION AND AMOUNTS OF OPEN SPACE WILL BE IDENTIFIED. THE MAJORITY OF THE DEVELOPMENT IS DEDICATED TO ACTIVE RECREATIONAL USES WHICH WILL RESULT IN SIGNFICANT OPEN SPACE ONSITE AT BUILDOUT.

Policy 8.2.7: Density and Intensity of Development

The County shall consider the appropriate density and intensity of development based on the conditions of the site, including the impact on natural and historic resources, as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT WILL NOT EXCEED THE MAXIMUM DENSITY AND INTENSITY STANDARDS IN THE COMPREHENSIVE PLAN AND LDC. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THE COUNTY WILL REVIEW THE PROPOSED PLAN OF DEVELOPMENT AND HOW DEVELOPMENT IS ALLOCATED ON SITE.

Policy 8.2.8: Karst Topography/Features and High Recharge Area (HRA)

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The County shall implement and maintain a LDC that address identification and development review processes and required buffers related to karst and high recharge areas that may adversely impact surface and groundwater during the development of property. This policy will address the county's circumstances of being situated in a geologic area featuring limestone and rock characteristics identified as karst, promoting the quick and rapid movement of water between the surface and the aquifer. As the aquifer is the vital source of the County's potable water, as well as much of the State of Florida, its protection and preservation is essential. The LDC shall include, but not limited to the following:

1. Impervious surface area
2. Stormwater management
3. Hazardous materials
4. Vegetation and buffering requirements
5. Alternative and innovative designs
6. Inadequate sediment coverage
7. Wastewater effluent
8. Permitted and prohibited uses
9. Landscape and open space practices, including fertilization and irrigation
10. Solid waste
11. Construction and Demolition (C&D) landfill

Policy 8.2.9: Buffers for Karst Topography/Features

The County shall require buffers to address potential groundwater contamination that could occur due to development near karst features. These minimum buffer widths may be reduced if the applicant demonstrates that: a) a narrower buffer can be calculated using the "Design Methodology for Calculating Buffer Width Based on Infiltration", as set forth in the *Applicant's Handbook for Regulation of Stormwater Management Systems*, SJRWMD 2005, as amended, in which case the width shall be at least the calculated value; or b: for lots of record, the lot size is too small to accommodate permitted development in compliance with the minimum width, in which case the applicant shall, as an alternative, design and construct a vegetated swale and or berm that effectively prevents drainage to the karst feature. Karst buffers shall be maintained in permanent natural vegetative cover.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THE DEVELOPER MUST IDENTIFY ANY KNOWN KARST FEATURES ON SITE AND DEMONSTRATE HOW THOSE FEATURES WILL BE ADDRESSED CONSISTENT WITH THE COUNTY'S PLAN AND LDC.

GOAL 9: PROTECTION OF FARMLAND IN THE RURAL AREA

To protect farmland in the Rural Area by allowing properties to continue to be utilized for agricultural activities while providing opportunities for property owners to obtain transferrable development credits that can be utilized to encourage development within the UGB and Urban Areas that are more suitable for higher density and intensity development.

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Policy 9.1.10: Methods to Increase Development Density and Intensity
Both Transfer of Rights programs may be utilized to increase density and/or intensity for property or a Comprehensive Plan Amendment may be applied for as allowed in this element.

CONSISTENCY: THE PROPOSED AMENDMENT IS WITHIN THE UGB AND IS COMPATIBLE WITH THE ADJACENT RURAL DESIGNATED PROPERTIES. THE PROJECT WILL INCORPORATE PERIMETER BUFFERING AND WILL DEDICATE THE EDGE OF THE PROJECT TO ACTIVE RECREATION FIELDS AND STORMWATER MANAGEMENT FACILITIES.

Objective 10.5: Innovative Planning Areas
To recognize innovative planning techniques and the unique nature of large scale development projects that may affect multiple jurisdictions and state resources pursuant to Chapter 380.06(30), Florida Statutes.

Policy 10.5.1: Golden Ocala
This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendment s 2017-L02 and 2017-D05; and (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02 concerning approximately acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.
2. Golden Ocala is a mixed use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities and other uses to support the horse community and the Golden Ocala project and the community in general.
3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1,103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facility	13,500 seats
Hotel	1,350 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial future land use category. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Concerning the Marion County's Concurrency Management System:

5.1. A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017- D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").

5.2. B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020 D01 and 2020-L02, neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.

6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.

8. Development of:

8.1. A. Commercial, condominium, RV, low density residential lots north of US 27 (other than those developed as Equestrian Estate Lots), medium density residential lots and the Equestrian Facility developments shall be served by central potable water and central sanitary sewer service.

8.2. B. Equestrian Estate lots:

8.2.1.1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and

8.2.2.2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen

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effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

9. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.
10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date.)

CONSISTENCY: THE PROPOSED AMENDMENT AMENDS THE SITE-SPECIFIC POLICIES FOR GOLDEN OCALA AND THE WEC. GOLDEN OCALA WILL DEVELOP IN ACCORDANCE WITH THESE POLICIES AS AMENDED.

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HOUSING ELEMENT

Policy 1.1.6: The County shall maintain a LDCs that conserve natural resources and encourage innovative development patterns, including, but not limited to compact development and/or mixed use communities.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL RESOURCES ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT BECAUSE IT IS IMPROVED PASTURE LAND. THE PROPOSED AMENDMENT ADDS A SPORTS COMPLEX TO THE WEC CAMPUS WHICH IS CURRENTLY A MIXED USE CENTER DEDICATED TO EQUESTRIAN ACTIVITIES SERVED WITH HOTEL, RESTAURANT AND COMMERCIAL USES. THE SPORTS COMPLEX WILL BE LOCATED ADJACENT TO THE WEC CREATING A COMPACT AREA FOR VISITORS TO REMAIN ON SITE TRAVELING BETWEEN THE EQUESTRIAN AND SPORTS ACTIVITIES.

ECONOMIC ELEMENT

GOAL 1: Marion County will strive to sustain and enhance the economic health of the community through its role as a catalyst and coordinator of economic development activities that increase and diversify the economic base, create higher paying job opportunities, support the continuation, expansion, and retention of current business and industry, encourage the relocation of business and industry to and within Marion County, and provide a positive business environment which will allow the residents of Marion County to prosper.

OBJECTIVE 1.1: Marion County's Comprehensive Plan Future Land Use Map Series (FLUM) shall designate land for business and industrial activities which maintain and promote economic diversity and development in the County.

Policy 1.1.1: The FLUM shall designate lands for business and industrial uses in sufficient quantities to provide goods, services, and employment opportunities for the County.

Policy 1.1.2: The FLUM shall designate lands for business and industrial uses in a manner which enhances and supports a sustainable and compatible mix of uses within Marion County.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THE ECONOMIC HEALTH OF THE COUNTY AND THE WEC CAMPUS BY ADDING A SPORTS COMPLEX WHICH WILL DIVERSIFY THE RECREATION ACTIVITIES OFFERED ONSITE AND PROVIDE RECREATION OPPORTUNITIES FOR MEMBERS OF THE PUBLIC. THIS AMENDMENT IS SUPPORTED BY A NEEDS ANALYSIS WHICH DESCRIBES THE UNIQUE OPPORTUNITY THAT MARION COUNTY WILL HAVE TO HOST A VENUE OFFERING SUCH A WIDE RANGE OF RECREATIONAL ACTIVITIES.

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OBJECTIVE 1.2: The County's Comprehensive Plan and Land Development Code (LDC) shall provide for a variety of commercial and industrial uses including, but not limited to, providing mechanisms to address the compatibility of uses and the provision of mixed use development opportunities.

Policy 1.2.2: The LDC shall ensure the compatible and complimentary development of uses with screening, buffering, transitional uses and/or intensities/densities of use, and other methods which may maximize the use of infrastructure resources consistent with the Comprehensive Plan.

Policy 1.2.4: The LDC shall identify opportunities to provide mixed use, complimentary, and sustainable development patterns in relation to the surrounding uses to discourage single-use development patterns, especially single-use patterns which would increase demands on local and regional infrastructure and facilities.

CONSISTENCY: THE PROPOSED AMENDMENT IMPLEMENTS OBJECTIVE 1.2 AND THE SUPPORTING POLICIES BY ADDRESSING COMPATIBLITY, MIXTURE OF USES AND MAXIMIZING INFRASTRUCTURE INVESTMENTS. THE AMENDMENT WILL ALLOW FOR A SPORTS COMPLEX TO BE ADDED TO THE WEC CAMPUS WHICH WILL ADD OUTDOOR RECREATIONAL USES AND INDOOR AND WINTER SPORTS.

THE GOLDEN OCALA AND THE WEC ARE ALREADY A MIXED USE CENTER WITH APPROVALS FOR RESIDENTIAL, COMMERCIAL (RETAIL AND RESTAURANTS), HOTELS AND EQUESTRIAN FACILITES. THE PROPOSED AMENDMENT AND IMPLEMENTING PUD MASTER PLAN DEMONSTRATES HOW THE NEW PROPERTY WILL BE INTEGRATED INTO THIS WEC MIXED USE CAMPUS.

THE LDC ESTABLISHES CLEAR BUFFERING REQUIREMENTS THAT WILL BE INCORPORATED INTO THE PUD MASTER PLAN. STATE ROAD 40 ALSO SERVES AS A SIGNFICANT BARRIER BETWEEN THE FPA BOUNDARY AND THE SUBJECT PROPERTY.

TRANSPORTATION ELEMENT

GOAL 1: PURPOSE OF THE TRANSPORTATION ELEMENT

To develop a comprehensive and performance driven approach to support transportation demands over the life of the comprehensive plan by improving economic efficiency and accessibility while protecting the unique assets, character, and quality of life in Marion County through the implementation of policies that address the following:

1. **Functionality of the Transportation System;**
2. **Land Use and Transportation;**
3. **Provision of Infrastructure;**
4. **Freight;**
5. **Transit; and**
6. **Aviation.**

OBJECTIVE 1.1: IMPLEMENTATION STRATEGY

To create an implementation strategy to enhance the mobility and economic competitiveness of Marion County and conserve the County's natural, cultural, and physical resources to discourage urban sprawl, enhance neighborhoods, maximize infrastructure investments and provide for economic development opportunities.

Policy 1.1.1: Marion County Transportation Planning Principles

Marion County shall rely upon the following principles to guide the overall transportation planning framework and vision for the county:

1. Consider all transportation options and impacts to ensure short-term decisions support strategic, long-term goals of the comprehensive plan.
2. Ensure that transportation decisions, strategies and investments are coordinated with land use goals and recognize the unique character of Marion County.
3. Support a balanced and efficient transportation network for all modes.
4. Recognize freight and goods movement needs and challenges in Marion County and how they interact with the Florida Freight Network, by examining all modes of freight transportation.
5. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities.

6. Support opportunities for bicycle and pedestrian linkages where practicable between the on-road and off-road networks on local, state, and federal lands and trail networks to encourage alternative travel modes, recreational use, and ecotourism.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN.

GOAL 2: FUNCTIONALITY OF THE TRANSPORTATION NETWORK

To coordinate land use decisions, access locations and configurations in order to maintain and improve the efficiency and safety of the transportation system and to ensure transportation infrastructure supports the effective movement of automobiles, freight, cyclist, pedestrians and transit throughout Marion County.

OBJECTIVE 2.1: LEVEL OF SERVICE

To ensure minimum peak hour level of service standards are maintained for functionally classified County and State roadways within unincorporated Marion County.

Policy 2.1.1: Implementation of Level of Service Standards

Adopted LOS standards shall be used as the criteria to measure the available capacity of functionally classified facilities that are part of the traffic circulation system. Level of Service standards shall not compel or require the County to widen or construct new roadways outside of the Urban Growth Boundary in order to provide capacity to support new development or to address the unmitigated impact of development from adjacent municipalities and counties.

Policy 2.1.2: Level of Service Standards

Marion County shall utilize the following minimum peak hour level of service standards on functionally classified County and State roadways within unincorporated Marion County:

	County Roadways					FDOT Roadways	
Functional Classification	**Urban**	**Rural**	**Farmland Preservation Area (FPA)**	**Scenic Road-Rural**	**Scenic Road-Urban**	**Urban**	**Rural**

Freeway	D	C	B	C	B	D	C
Principal Arterial	D	C	B	C	B	D	C
Minor Arterial	E	D	B	C	B	D	C
Major Collector	E	D	B**	C	B	D	C
Minor Collector	E	D	B**	C	B	D	C

** LOS D for roadways in the FPA : CR-318 from CR-225 to US-441; CR-25A from SR-326 to US-441; CR-225A from CR-326 to US-27; CR-326 from CR-225A to NW 44th Ave; CR-328.

Policy 2.1.3: Analysis

For the purposes of conducting generalized planning analysis such as deficiency and needs analyses, geographic influence areas, future year analyses, Marion County Shall utilize the latest version of the FDOT Quality/Level of Service Handbook and Generalized Service Volume tables to establish volume and capacity for roadways.

Policy 2.1.4: Determination of Impact

All proposed development shall be evaluated to determine impacts to adopted LOS standards. Land Development Regulations (LDRs) shall be established which determine the level and extent of the analysis required based on the extent of the project and its projected trip generation. The information shall at a minimum provide for a review of site access, circulation, access management, safety, and, when of sufficient size, roadway links analysis and intersection analysis will be provided including Average Annual Daily Trips (AADT) and/or peak hour (AM, PM, Sat/Sun).

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN. IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

OBJECTIVE 2.3: CONNECTIVITY

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

To ensure a balanced and efficient transportation system within the Urban Growth Boundary, Marion County shall encourage the development of interconnected multi-modal transportation infrastructure that serves residential neighborhoods, commercial development, and commerce/employment centers.

Policy 2.3.1: Multimodal

Marion County shall encourage mixed-use projects and development patterns that promote multimodal transportation through the Future Land Use Element and Capital Improvements Element.

CONSISTENCY: THE PROPOSED AMENDMENT WILL PROVIDE FOR MULTIPLE LAND USES WITHIN GOLDEN OCALA AND IN THE WEC WITH A CONCENTRATION OF DEVELOPMENT AROUND THE COMMERCIAL NODE AT STATE ROAD 40 AND THE WORLD EQUESTRIAN CENTER WHICH COULD HELP FACILITATE MULTI-MODAL TRANSPORTATION IN THE FUTURE.

Policy 2.3.2: Provision of Multimodal Connections

Where site and location analysis determines that there is a need, the County shall provide or require the provision of bicycle and/or pedestrian ways, and/or other alternative modes of transportation through the Land Development Code to connect residential, recreational, schools and commercial areas internally and to adjacent properties unless such facilities would create a safety hazard.

Policy 2.3.3: Maximizing Residential and Employment Uses for Transit

Marion County shall encourage development that contributes to achieving the minimum development expectations for residential and employment generating land uses within areas that are appropriate for Transit-Oriented Designs identified in the FLUE (Policy 10.4.2) to enhance the efficiency and viability of transit performance.

Policy 2.3.4: Residential and Non-residential Development

Marion County shall require new residential and non-residential development and redevelopment projects generating more than 100 peak hour trips accessing arterial or collector roadways to increase connectivity and minimize trips on major roadways through the provision of the following facilities:

Residential Development

- Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.

- Deeding of land or conveyance of required easements generally parallel to a property's frontage of residential development located on arterial or collector roadways to the County, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters.
- Interconnected local streets, drive accesses, pedestrian networks and bicycle networks that provide access between land uses (including non-residential uses) and direct routes to transit to reduce congestion. These projects include, but are not limited to State and County arterials and collectors. Developers may deed land for right of way and/or construct roadway extensions to County specifications.

Non-Residential Development

- Cross-access connections/easements where available and economically feasible.
- Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
- Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site.
- Provide safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site.
- Deeding of land or conveyance of required easements generally parallel to a property's frontage of non-residential development located on arterial or collector roadways to the County, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters.
- Development of, or participation in, a transportation demand management (TDM) program that provides funding or incentives for transportation modes other than single occupant vehicle to reduce VMT. Such TDM programs shall utilize a methodology approved by the County and may require performance monitoring and reporting.

CONSISTENCY: THE PROJECT WILL HAVE TO DEMONSTRATE HOW IT ADDRESSES BOTH EXTERNAL AND INTERNAL MOBILITY. FOR EXTERNAL MOBILITY, THE AMENDMENT DOES PROVIDE FOR NEW COMMERCIAL NODES WHICH CAN HELP CREATE A CONCENTRATION OF DEVELOPMENT. THE WEC WILL EVENTUALLY SERVE AS A TRANSIT DESTINATION IN THE FUTURE WHEN SERVICE IS EXTENDED BEYOND I-75. FOR INTERNAL MOBILITY, THE WEC IS DEVELOPING AS A MIXED USE CAMPUS WITH MULTIPLE LAND USES AND ACTIVITIES. CONNECTING THESE AREAS WITH SIDEWALKS AND INTERNAL ROADS WILL FACILITATE WALKING AND OTHER MODES OF TRANSPORTATION ON SITE.

GOAL 3: LAND USE AND TRANSPORTATION

To recognize the inter-relationship of land use patterns and the need to coordinate those with the County's transportation planning efforts to ensure the appropriate transportation network is in place within Urban Growth Boundary (UGB) to address land use/transportation interactions.

OBJECTIVE 3.1.: FINANCIAL FEASIBILITY OF DEVELOPMENT

To encourage development within the Urban Growth Boundary where infrastructure can be provided in a financially feasible manner.

Policy 3.1.1: Map Series

The Transportation Element Map Series shall be the guiding document for the development of Marion County's transportation network. The maps shall be reviewed and updated, if required, at least annually, by projecting levels of service for roadways using the best available data.

OBJECTIVE 3.2: INTERGOVERNMENTAL COORDINATION

Traffic circulation planning shall be coordinated with Future Land Uses shown on the future land use map of this plan and implemented through the County's Transportation Improvement Program, and the annual update and adoption of the Capital Improvements Element Schedule of Improvements, the Florida Department of Transportation Work Program, the Ocala/Marion County Transportation Planning Organization's 5-Year Transportation Improvement Plan and Long Range Transportation Plan and plans of neighboring jurisdictions.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 3.2.1: Long Range Transportation Plan

Marion County shall coordinate with the Ocala\Marion County Transportation Planning Organization (TPO) in updating the Long Range Transportation Plan.

Policy 3.2.2: Coordinated Mobility Planning

Marion County shall establish cooperative agreements among local governments and transportation agencies to coordinate land use and transportation mobility planning efforts and establish improvement priorities. The goal of this approach is to produce an effective and efficient transportation network, coordinated with land use, in an effective, predictable and equitable manner. Agreements at a minimum shall address:

- Provision of mobility needs through an interconnected and accessible transportation system that considers all modes of travel;
- Discouragement of urban sprawl and reduction of greenhouse gas emissions by providing incentives to promote compact, mixed-use, and energy efficient development;
- Coordination of the planned transportation system with growth areas defined in the future land use element;
- Mitigation of impacts by new development on the transportation system in proportion to those impacts.

Policy 3.2.3: Transportation Capital Improvements

Projects listed in the Florida Department of Transportation and Ocala/Marion County Transportation Planning Organization's 5-Year Transportation Improvement Plans shall be included as part of the annual update and adoption of the Capital Improvements Element (CIE) Schedule of Improvements.

Policy 3.2.4: Compatibility with Municipalities

Marion County shall review, for compatibility with this element, the traffic circulation plans and programs of the neighboring municipalities as they are amended in the future.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN.

OBJECTIVE 3.3: CONCURRENCY

To administer transportation concurrency as adopted in the Land Development Code to support transportation planning in Marion County.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 3.3.1: Maintaining Levels of Services

Concurrency management shall ensure that the levels of service established shall be maintained along on County, State and Federal roadways.

Policy 3.3.2: Constrained Roadways

Concurrency Management procedures shall ensure that constrained roadways are protected from further, avoidable, degradation of the LOS and that all other roadways operate at or above the level of service standard defined in Policies 2.1.1 and 2.1.2 of this element.

Policy 3.3.3: Proportionate Share

Consistent with the criteria set forth in Section 163.3180 Florida Statutes Marion County Shall allow an applicant for a DRI development order, rezoning, or other land use development permit to satisfy the transportation concurrency requirements and DRI review requirements, when applicable, if the applicant enters into a binding agreement to pay for or construct its proportionate share of required improvements.

Policy 3.3.4: Developers Agreement

Transportation Improvements to be provided by the developer shall be guaranteed in an enforceable development agreement.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN. IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

Policy 4.1.6: Right of Way Dedication/Construction Requirements

The County's Land Development Code shall require all development, for which subdivision and\or site plan approval is necessary, to comply with right-of-way dedication and road construction requirements for County, local and private roads and the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways.

CONSISTENCY: GOLDEN OCALA AND THE WEC CAMPUS AT THE TIME OF LOCAL DEVELOPMENT APPROVAL MUST ADDRESS THE COUNTY'S REQUIREMENTS AND BE CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Objective 6.1: FUTURE TRANSIT SERVICE

It is the objective of the County to have all areas within an Urban Growth Boundary identified in the Future Transportation Corridor Map served by transit. Marion County may establish transit supportive land use patterns and require the provision of transit facilities.

Policy 6.1.2: Availability of Transit

Within an Urban Growth Boundary availability of transit facilities shall be one of the criteria used to evaluate proposed Comprehensive Plan amendments.

Policy 6.1.5: Transit Facility Design Standards

The Land Development Code shall contain standards for access to public transit, bicycle and pedestrian systems. Standards shall be applicable to new developments, redevelopment and road improvements.

Policy 6.1.6: Development Specific Design Standards

For Developments of Regional Impact, and new developments, Marion County may require site and building design to be coordinated with public transit, bicycle, and pedestrian facilities. Facility requirements may include, but not be limited to, pedestrian access to transit vehicles, transit vehicle access to buildings, bus pull-offs, transfer centers, shelters, and bicycle facilities.

CONSISTENCY: GOLDEN OCALA IS NOT IN AN AREA CURRENTLY SERVED BY TRANSIT. TRANSIT SERVICE CURRENTLY DOES NOT EXTEND WEST OF I-75. AS PART OF LOCAL DEVELOPMENT APPROVAL THE DEVELOPMENT WILL HAVE TO ADDRESS THE REQUIREMENTS OF THE COUNTY'S COMPREHENSIVE PLAN AND LDC.

OBJECTIVE 6.2: COMPACT DEVELOPMENT

The Land Development Code shall encourage compact development and clustering which shall facilitate future development of an integrated multi-modal transportation system.

Policy 6.2.1: Discouragement of Inefficient Development Patterns

Marion County shall ensure that provisions of all elements of the comprehensive plan are consistent with the goal by discouraging sprawl and disjointed development.

Policy 6.2.2: Development Review

Marion County shall require that development review procedures consider multi-modal transportation system impacts.

Policy 6.2.3: Alternative Mitigation

Where appropriate, Marion County shall consider non-auto mode improvements as mitigation for transportation impacts of new development.

Policy 6.2.4: Large Scale Development

Marion County shall require, through the Land Development Code, that projects meeting reasonable size and density thresholds are designed in such a way as to facilitate the provision of future transit service, i.e. require adequate street width, turning radii to accommodate transit buses, require reservation of right-of-way for transit vehicle pull-out bays at appropriate locations, etc.

Policy 6.2.5: Funding Mechanisms

Marion County shall investigate various funding mechanisms, including impact fees and mobility fees to assist in the financing of the public transportation needs of the County.

Policy 6.2.6: Promotion of Alternatives

Marion County shall actively work with FDOT, Ocala/Marion County Transportation Planning Organization, local governments, citizens and the business community in the promotion of mixed-use development, and support of vanpooling, guaranteed ride-home, carpooling, employer-based public transit subsidies, park and ride, and telecommuting programs to reduce peak hour demand and reduce vehicle miles traveled.

Policy 6.2.7: Multimodal Connectivity

Marion County shall provide connections between and within land uses in order to increase pedestrian mobility and transit accessibility where opportunities and resources permit. The Quality/Level of Service Handbook developed by the Florida Department of Transportation shall be utilized in order to determine a Level of Service for bicycle, pedestrian, and transit facilities. The County shall implement short term (5yr) and long term (Planning Horizon) connectivity strategies to include, but are not limited to the following:

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Short term

- Evaluate and implement neighborhood level connectivity techniques
- Improvements to existing transit routes including increased service levels
- Connection of established transit stops to the sidewalk network
- On-site pedestrian circulation plans for new development and redevelopment where sidewalks existing or are programmed in the Transportation Improvement Program (TIP) five-year schedule. Circulation plans include connecting the public sidewalk were sidewalks are not to the primary building entrance and direct cross access connections to all adjacent parcels
- Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
- Require developments to provide cross-access easements or public right-of-way stubouts to adjacent parcels when such connections will improve connectivity and enhance access to surrounding land use. Provisions for future connections shall be provided in all directions, except where abutting land is undevelopable.
- Provide bicycle lanes and sidewalks on all new and rebuilt collector and arterial facilities in urban areas. However, a design exception may be approved by the Board of County Commissioners as a result of public input, cost feasibility, or policy restrictions.
- Minimize gated communities, which prevent existing or future roadway interconnections

Long Term

- New transit fixed facilities such as Bus Rapid Transit (BRT)
- Creation of parallel facilities
- Enhance and provide sidewalk and bicycle facilities when feasible to include connectivity to other like facilities, schools and major trip generators.

CONSISTENCY: THE PROPOSED AMENDMENT CREATES A MIXED USE CAMPUS WHICH FURTHERS THE COUNTY'S MULTI-MODAL PLANS. THE WEC ALREADY PROVIDES A COMMUNITY DESTINATION WITH ITS VARIED LAND USES AND ACTIVITIES ON SITE. THE AMENDMENT EXPANDS THE WEC CAMPUS TO THE SOUTH AND INCORPORATES A NEW SPORTS COMPLEX. VARIOUS LAND USES ARE PLANNED WHICH HELP PROVIDE A WALKABLE INTIMATE CAMPUS WHERE PARTICIPANTS CAN STAY ONSITE WITH RESTAURANTS AND HOTELS PROVIDED. THIS CAMPUS SETTING ENCOURAGES WALKABILITY AND OTHER MODES OF TRANSPORTATION WHICH CAN HELP REDUCE TRIPS ON THE EXTERNAL TRANSPORTATION NETWORK.

SANITARY SEWER ELEMENT

GOAL 1: The County shall ensure safe, effective, and efficient wastewater treatment systems that protect the quality of surface water, groundwater, and springsheds are established and maintained, and to make centralized wastewater treatment service meeting established level of service (LOS) standards available for all new and existing development within the Urban Growth Boundary (UGB) and other areas deemed suitable by the County.

OBJECTIVE 1.1: The County shall establish level of service (LOS) standards for wastewater service with consideration for the plans and procedures outlined in the Marion County Water and Wastewater Utility Master Plan, as amended, to provide for public safety and their efficient construction, operation, and maintenance in a cost feasible manner which is also consistent with interlocal agreements between Marion County and authorized providers of wastewater and/or water services.

Policy 1.1.1: The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual OSTDS. DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standard if approved by the County.

Policy 1.1.2: The Marion County Water and Wastewater Utility Master Plan will implement the goals, objectives, and policies of the County's Comprehensive Plan. Projects specified in the Marion County Utility Master Plan are included and reflected, as and when appropriate, in the annual update of the Capital Improvements Element 5-Year Schedule of Capital Improvements.

Policy 1.1.3: The County shall encourage the construction of sanitary sewer facilities by public or private sources, or jointly, in accordance with the Marion County Water and Wastewater Utility Master Plan, and the LDC.

Policy 1.1.4: Development of financing plans for wastewater systems shall promote the use of exactions and user charges to provide for the capital and operating costs of service in order to ensure that the costs of systems are paid for by the persons benefiting from the services provided. Such exactions and user charges shall be based on the proportionate fair share of costs attributable to demand created by users.

Policy 1.1.5: Priority for hookup to central facilities, when available, shall be given first to wastewater treatment plants which have the immediate or imminent potential for causing public health or pollution problems (including degradation of groundwater, surface water, or springs/springsheds within the SPZ), second to treatment plants that are failing or using rapid rate land application, third to developments with urban densities served by OSTDS, fourth to treatment plants which are functioning near their capacity, and fifth to new development; however this prioritization shall not preclude or prevent a 'lower priority' from connection due to any failure to connect a 'higher priority'.

Policy 1.1.6: Criteria shall be established as a part of the Marion County Water and Wastewater Utility Master Plan and LDC to monitor the design and operations of private utilities, including potential enforcement criteria and guidelines, and establish criteria to coordinate the extension of, and/or increase the capacity of, sanitary sewer facilities, consistent with the Comprehensive Plan.

CONSISTENCY: THE PROPOSED AMENDMENT PROPERTIES ARE TO BE SERVED BY CENTRAL SEWER AND IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.

OBJECTIVE 1.2: For the provision of wastewater systems and the consolidation of private systems, the County will consider provisions set forth in the following series of reports; associated reports and/or documents; and amendments and/or revisions thereof:

a. Marion County Water and Wastewater Utility Master Plan, as amended;
b. Marion County Water Resource Assessment and Management Study (WRAMS), as amended; and
c. Marion County Water Supply Plan, as amended.

The County shall also, where economically feasible, prevent fragmentation and differing qualities of service.

Policy 1.2.1: Within the UGB, all new development approval requests (CPAs, rezonings, site plans, etc.) will require proof that central sanitary sewer and water service from a County approved provider is or will be available. Approved providers in the UGB are MCUD, the cities of Ocala, Belleview or Dunnellon, and private utilities authorized by the County within its service area.

Policy 1.2.6: Septic systems or Onsite Treatment and Disposal Systems (OSTDS) shall adhere to all applicable Sanitary Sewer Element policy and LDC requirements, including requirements to connect

to larger sanitary sewer facilities when they become available. Septic systems shall not be exempt from requirements to connect to larger sanitary facilities based on their lower cost.

Policy 1.2.7: The County shall, as part of its water and wastewater master planning program and water supply plan implement and adopt a water and wastewater service area map series. The map series shall, at minimum, show location and extent of the following: existing infrastructure and service areas, proposed new facilities and service areas that will result from approved development projects, planned service areas consistent with the CIE Schedule, and other projected long-term service area boundaries, as appropriate.

Policy 1.2.8: Periodic reports concerning the Marion County Water and Wastewater Utility Master Plan, WRAMS, and Water Supply Plan shall be prepared to provide recommendations to the Board of County Commissioners regarding the scope of subject programs, including, but not limited to: impacts of proposed land use amendments on future sewer capacity and availability; the size of facilities to be regulated; administrative organization; administrative procedures; program costs; funding options; and standards that regulate design, construction, operation and maintenance.

Policy 1.2.9: The County shall periodically review the financial feasibility of connecting OSTDS and/or package sewage treatment plants to centralized sanitary sewer systems as opportunities arise in the County due to growth and expansion of urban services, such as implementing an UGB or similar urban area development boundary or other opportunities.

Policy 1.2.10: The Marion County Water and Wastewater Utility Master Plan, WRAMS and Water Supply Plan shall implement conservation, reuse/reclaimed water, and other alternative, practices and measures that will assist in insuring that an adequate quantity and quality of water is available to maintain the current population and allow for continued growth within the County.

Policy 1.2.11: The County shall implement and maintain a Water Supply Plan, as amended, consistent with Florida Statutes.

CONSISTENCY: THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.

OBJECTIVE 1.4: The County shall regulate land use, through its Comprehensive Plan and the LDC, to achieve a development pattern that provides a clear separation of urban and rural areas in terms of densities and intensities of use and provision of infrastructure. Centralized sanitary sewer facilities will be available to existing and new development in order to achieve a development pattern consistent with the provision of adequate wastewater treatment facilities and thereby meet future needs and discourage sprawl, consistent with the element.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 1.4.1: For all development within the UGB or with an Urban Area designation, connection to centralized wastewater facilities is required as detailed in the LDC. For clustered developments in Rural Land, connection to centralized wastewater facilities, rather than septic tanks, shall be encouraged when feasible. Otherwise, septic tanks may be allowed provided soils and environmental conditions meet LDC requirements and standards established by the Marion County Department of Health.

Policy 1.4.3: The LDC shall provide for issuance of development permits within the identified wastewater service areas consistent with the following guidelines:

a. The type, density, location and intensity of the proposed development shall determine the type of wastewater treatment system to be utilized;

b. The location of the proposed development represents a logical extension of existing development patterns, and will not promote, urban sprawl;

c. Where public wastewater treatment facilities are required, they shall be available concurrent with the impacts of development. Facilities which meet county specifications and the level of service standards for the service area will be provided by the developer in the interim and will be connected to central facilities when they become available; and

d. The proposed facilities are consistent with DEP.

Policy 1.4.5: The County shall monitor development in wastewater planning areas to facilitate scheduling for construction of facilities as part of the annual CIE Schedule.

Policy 1.4.6: On a periodic basis, the Utilities Department shall evaluate the status of development within the wastewater planning areas and make recommendations regarding the need to initiate an update of the Marion County Water and Wastewater Utility Master Plan.

Policy 1.4.7: Connection to an existing central sewer facility and/or construction of a new facility is required for development on land with an urban designation or within the UGB and shall be consistent with criteria in the LDCs.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN URBAN SPRAWL ANALYSIS AND WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

OBJECTIVE 1.6: To help prevent the further degradation of groundwater and springsheds within the SPZ, and allow for adequate water supply in the future, new and expanding wastewater facilities shall be designed to maximize reuse and conservation and minimize the discharge of nitrogen and other pollutants to groundwater.

Policy 1.6.1: The County shall develop and adopt regulations that establish standards for new and expanding facilities that dispose of effluent through public access reuse systems that offset groundwater withdrawals and potable water use, and that limit the use of rapid-rate land application systems for back-up purposes only in the Primary SPZ. Restricted public access irrigation in the Primary SPZ, and restricted public access slow and rapid rate land application systems in the Secondary SPZ may be allowed where higher treatment standards are met, consistent with the LDC. The regulations shall also include specific requirements for certain types of new development to install reuse lines, and to utilize reuse water when available, based on project size, type, location and other relevant factors. High priority shall be given to new development where reuse water will offset the use of fresh potable water and fertilizers in the SPZ.

Policy 1.6.2: The County shall require all wastewater treatment facilities in the SPZ to conduct rigorous background and ongoing groundwater monitoring, and to develop and implement remediation plans when chemical and organic compounds associated with wastewater concentrations, including but not limited to nitrogen, rise above background levels as a result of facility activities.

Policy 1.6.3: The County shall encourage reuse of water to reduce the quantity of pollutants from entering the County's groundwater and springsheds; Marion County shall encourage the water conservation to maintain a sustainable community and allow for future growth to occur through water conservation and discourage the use of potable water for irrigation when reclaimed water is available.

CONSISTENCY: THE ENTIRE COUNTY IS IN EITHER THE PRIMARY OR SECONDARY SPRINGS PROTECTION ZONE. THE PROPOSED AMENDMENT IS NOT IN THE PRIMARY ZONE AND MUST ADDRESS THE REQUIREMENTS OF THE COMPREHENSIVE PLAN AND LDC AT THE TIME OF LOCAL DEVELOPMENT APPROVAL.

OBJECTIVE 1.7: To minimize degradation of groundwater and springsheds where centralized sewer is not available or required, the use of private OSTDS shall be allowed, consistent with this and other policies of the Comprehensive Plan and applicable LDCs. In addition, other types of treatments systems that improve the quality of water that is released from the wastewater system are encouraged to be used for irrigation and other beneficial uses to reduce groundwater pollution and reduce overall need for additional water supply usage. These systems shall be designed and maintained in a manner that minimizes degradation of groundwater within springsheds and encourages water reuse for irrigation purposes or other beneficial uses.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 1.7.1: New OSTDS within the SPZ shall comply with the requirements of the FLUE and the LDC. OSTDS meeting higher discharge standards may be required, where and when determined necessary by the FDOH and/or the County within the SPZ as detailed in the LDC.

Policy 1.7.2: All new and existing conventional and enhanced OSTDS may be subject to routine inspection and maintenance through programs established by the FDOH. For enhanced systems, maintenance agreements with a certified maintenance entity shall be required in addition to operation permits, in accordance with current FDOH and/or County rules, whichever is most restrictive.

Policy 1.7.3: Community cluster treatment systems which provide reuse in addition to high levels of nitrogen reduction shall be preferred and utilized whenever feasible in multiple unit developments.

CONSISTENCY: THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQURIED BY THE COUNTY'S PLAN.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

POTABLE WATER ELEMENT

GOAL 1: The County shall develop sustainable water supply sources and systems to serve new and existing development within its service area, protect ground and surface water supplies, and develop and implement water conservation techniques to maximize use of existing facilities in order to discourage urban sprawl and provide a safe and environmentally sound potable water system, and to make centralized water treatment service available for all new and existing development within the Urban Growth Boundary (UGB) and other Urban Areas as deemed appropriate.

OBJECTIVE 1.1: The County will provide level of service (LOS) standards for potable water supply provision and protection, and consider provisions set forth in the following series of plans, reports, associated reports, and related documents, including any amendments thereto:

a. Marion County Water and Wastewater Utility Master Plan;
b. Marion County Water Resource Assessment and Management Study (WRAMS);
c. Withlacoochee Regional Water Supply Authority Water Supply Plan, as amended; and
d. Marion County Water Supply Plan.

These plans may be updated from time to time as deemed necessary by the Board of County Commissioners, and shall be consistent with the interlocal agreements with municipalities or other equivalent providers in Marion County concerning water and wastewater service.

Policy 1.1.1: The LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day. Fire flow standards shall comply with accepted standards of Marion County and the Florida Building Code (FBC). DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standards. The LOS standard shall be reviewed by the Board of County Commissioners periodically to determine if changes to the LOS standard are warranted.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.

Policy 1.1.5: The Marion County Water and Wastewater Utility Master Plan and Water Supply Plan shall be reflected in the County's Comprehensive Plan and LDCs, and the County shall address the provision of potable water facilities consistent with the Comprehensive Plan's current planning time frame.

Policy 1.1.6: The Water and Wastewater Utility Master Plan, WRAMS, and Water Supply Plan shall incorporate and implement conservation, reuse/reclaimed water, and other alternatives practices and measures that will assist in insuring that an adequate quantity and quality of water is available to maintain the current population and allow for continued responsible growth within the County.

Policy 1.1.7: The County shall review special district plans, including but not limited to, those of the St. John's River Water Management District (SJRWMD), Southwest Florida Water Management

District (SWFWMD), and Withlacoochee Regional Water Supply Authority (WRWSPA), and identify and resolve any conflicts with the County's Comprehensive Plan.

Policy 1.1.8: The County shall implement and maintain a Water Supply Plan, as amended for the Priority Water Resource Cautionary Area (PWRCA) in the SJRWMD for the southern portion of Marion County, east of I-75, as further identified on the Marion County Water Supply Plan Area map. The Water Supply Plan will ensure that adequate water resources are available for future development in the PWRCA that addresses all public and private water providers and water from Domestic Self Supply (DSS) (individual wells, both residential and non-residential). The Water Supply Plan shall be updated at a minimum of every five years, or within 18 months of the SJRWMD or SWFWMD Regional or District Water Supply Plan, as amended, based on the latest adoption date between the two Water Management Districts, as allowed by FS 163.3177(6)(c), as amended. The County shall also coordinate with other organizations that are involved with water supply planning, such as the Withlacoochee Regional Water Supply Authority (WRWSA), cities, private providers, and all other parties that are relevant or interested in water supply planning for Marion County and the region, in addition to SJRWMD and SWFWMD.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES THAT ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.

OBJECTIVE 1.6: The County shall regulate land use through the Comprehensive Plan and LDC to achieve a development pattern that discourages sprawl and provides a clear separation of urban and rural areas in terms of densities and intensities of use and provision of infrastructure. Centralized water facilities will be available to existing and new development in order to achieve a development pattern consistent with the provision of publicly owned and privately owned water systems and ensure that there is an adequate water supply for the current population and allows for future growth in the County.

Policy 1.6.1: The County shall require all new and/or expansion of existing publicly owned and privately owned water systems developed within the identified service areas to comply with the established fire flow, design, construction, maintenance and operations standards, in addition to the level of service standards indicated in Policy 1.1.1 above and shall be connected to centralized systems according to the Water and Wastewater Utility Master Plan, WRAMS, and the County's Water Supply Plan.

Policy 1.6.2: To ensure the continued viability of expansions, the Marion County Utility Department (MCUD) and other providers, shall ensure that new water facilities are designed and constructed so that future expansions can be easily accommodated.

Policy 1.6.3: The LDC shall specify development densities and conditions under which water supply systems shall be required, considering factors such as anticipated demand, location of the development with respect to existing or future water supply availability, financial feasibility, and protection and conservation of potable water supplies.

Policy 1.6.4: Adequate potable water supplies and facilities which meet the adopted LOS standards shall be available concurrent with the impacts or development.

Policy 1.6.5: Potable water facilities to be provided by the developer shall be guaranteed in an enforceable development agreement.

Policy 1.6.6: The County shall maintain guidelines and LDC provisions to address possible future connections/interconnections to all existing potable systems consistent with the Water and Wastewater Utility Master Plan.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN URBAN SPRAWL ANALYSIS THAT DEMONSTRATES THAT THE PROJECT IS BASED ON A COMPACT MIXED USE DEVELOPMENT WHICH IS THE OPPOSITE OF URBAN SPRAWL. THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT, IS WITHIN THE COUNTY'S UGB AND WILL CONNECT TO CENTRAL WATER AND SEWER. FINALLY, THE AMENDMENT INCLUDES A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE AMENDMENT.

OBJECTIVE 1.7: The County shall require new development and redevelopment to be designed with respect to enhancement of the natural environment and designed in such a way as to promote water reuse and conservation.

Policy 1.7.1: The County shall maintain LDCs related to design and water conservation techniques that shall include but not be limited to the following, especially in the SPZ:

a. Use of clustered developments, attached dwelling units, and other innovative land use techniques to decrease outdoor water use;
b. Preservation of the existing native vegetation;
c. Establishment of construction limitations within the 100-year floodplain, environmentally sensitive areas, poor soils, high recharge areas, and Karst Sensitive Areas;
d. Limitation of the amount of impervious surfaces (such as parking areas) within high recharge areas;
e. Installation and use of a reclaimed water distribution system and lines by the developer to serve the individual lots, landscaped areas, open space, and recreational areas for irrigation purposes;
f. Reduction of the average per person use of water through conservation pricing and other methods; and
g. Connection to a centralized water system for development utilizing wells and abandoning of the wells utilized for potable water and/or irrigation purposes.

Policy 1.7.2: Water conservation techniques, such as, but not limited to, the use of Marion-friendly vegetation, efficient/focused irrigation systems, retrofitting existing structures, leak repair, and metering shall be included in the LDCs; and the County shall adhere to the prevailing edition of the FBC regarding plumbing and irrigation issues. In addition, public education about water conservation techniques shall be promoted and impacts of development to the County's water supply.

Policy 1.7.3: Incentives and/or requirements for the reuse of water will be maintained as part of the LDC.

Policy 1.7.4: The County may utilize available information from the water management districts to develop and adopt regulations for water use restrictions during shortages and to implement water conservation procedures that further the water conservation plans and programs of the SWFWMD and SJRWMD.

Policy 1.7.5: The County shall maintain LDC provisions, using the SJRWMD model ordinance as a guide, that establish irrigation standards that include, at a minimum, permitting, limitations on overhead spray irrigation, and design and construction standards, consistent with the FBC.

Policy 1.7.6: The County shall maintain the Water Supply Plan and continue to search for water supply alternatives, promote reuse, implement conservation pricing and encourage conservation in coordination with private providers and surrounding jurisdictions.

Policy 1.7.7: The County shall implement water conservation practices and encourage other public and private providers and Domestic Self Supply (DSS) water users to do so in order to reduce the demand for potable water, increase awareness of water supply issues, and allow for continued responsible growth in the County. The County shall continue to develop, encourage, and maintain water conservation practices that may include, but are not limited to:

a. Water conservation awareness programs;
b. Employee and customer education program;
c. Targeting of high water users and charging for high usage through conservation pricing;
d. Usage of low-flow plumbing fixtures in new construction;
e. Distribution of plumbing retrofit kits;
f. Meter maintenance and replacement program;
g. Maintain the position of Water Conservation Coordinator to communicate and advance water conservation initiatives;
h. Water conserving/tiered rate structure that encourages conservation of water;
i. Adopt a landscape and lawn irrigation ordinance;
j. Adopt a landscape ordinance;
k. Adopt a fertilizer ordinance;
l. Require well withdrawal points to install and maintain flow meters;
m. Use native vegetation that requires little or no supplemental irrigation for landscaping;
n. Metering all service connections;
o. Participate in and coordinate with various organizations to address water supply issues;
p. Design standards for irrigation systems and retrofitting;
q. Implement benchmarking for water supply and conservation;
r. Create various incentives to replace exotic vegetation and inefficient landscapes, plumbing devices, appliances and inefficient water systems;
s. Use of low impact development techniques (i.e., Florida Water Star^{SM} program);
t. Limit authorization and the ability to use irrigation wells, particularly when health and safety are determined to be at risk; and
u. Short and long-term plans to connect existing domestic self-supply and septic systems to centralized utilities.

Policy 1.7.8: The County shall implement reuse/reclaimed water practices and encourage other public and private providers and Domestic Self Supply water users to do so in order to reduce the demand for groundwater withdrawals and potable water, increase awareness of water supply issues,

and allow for continued responsible growth in the County. The County shall continue to develop and maintain water conservation practices that may include, but are not limited to:

a. Treated effluent must be used as irrigation water when it becomes available, economically feasible, and permissible;
b. The lowest quality water source, such as reclaimed water and surface/storm water must be used as landscape irrigation when deemed feasible;
c. Treat wastewater effluent to public access reuse standards;
d. Connection of new development or substantial redevelopment to a reuse system;
e. Installation of meters for individual connections to the reuse system;
f. Installation of dual water distribution lines that will initially use the existing water source until the reclaimed water source is available;
g. Use of reclaimed water for irrigation and other non-potable needs in public areas owned by the local government;
h. Partnerships with wastewater utilities to retrofit existing development with connections to a reuse system;
i. Encourage the use of stormwater for irrigation purposes for residential and non-residential development; and
j. Encourage use of performance based septic systems that includes reuse for irrigation of lawns and/or landscaped areas for residential and non-residential development.

Policy 1.7.9: The County shall implement and maintain Alternative Water Supplies (AWS), as appropriate, consistent with the Marion County Water Supply Plan, other regional or district water supply plans, projects, and programs that reduce dependence on groundwater, to meet the future water supply needs for the County. The following potential (AWS projects, but not limited to, may be utilized, as may be further specified by the Marion County Water Supply Plan, as amended:

a. Reuse/reclaimed water for irrigation purposes;
b. Stormwater as reuse/reclaimed water for irrigation purposes;
c. Develop Lower Floridan Aquifer water supplies as a non-traditional source;
d. Pumping of surface water for potable water use (not intended for irrigation), including the development of reservoir systems;
e. Desalinization projects, in conjunction with other regional entities; and
f. Other methods not currently being utilized that may reduce Upper Floridan Aquifer groundwater withdrawals.

OBJECTIVE 1.8: Implement through interlocal agreements and policies which recognize that the hydrogeological characteristics of potable water resources do not observe political boundaries so that the water policies of adjacent jurisdictions may have profound impacts upon the County's resources and its ability to plan for its growth and development.

Policy 1.8.1: Implement a potable water strategy which guides growth and development commensurate with an area's carrying capacity.

Policy 1.8.2: Areas both within and adjacent to the County which have exceeded, depleted, or otherwise possess insufficient potable water carrying capacity should limit their growth and development to a degree commensurate with their internal capacity to support such growth and development without risk of depleting the capacity of other areas.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 1.8.3: Local water supplies in other counties should receive first consideration for utilizations, including conservation, reclamation, stringent water use fees, desalination, reverse osmosis and other alternative technologies, before water exportation from the County is considered under applicable state and local regulatory systems.

CONSISTENCY: THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN. AS PART OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPMENT WILL HAVE TO ADDRESS THE REQUIREMENTS OF THE COUNTY'S COMPREHENSIVE PLAN AND LDC WHICH INCLUDES WATER CONSERVATION STRATEGIES AS IDENTIFIED ABOVE.

SOLID WASTE ELEMENT

GOAL 1: The County shall provide solid and hazardous waste management facilities and services to meet the current and future needs of the citizens of the County in a sustainable manner that shall protect and enhance the economic and environmental quality of the County through recycling and proper waste management.

OBJECTIVE 1.1: Ensure that adequate solid waste facility capacity be available to support demand based on the adopted Level of Service (LOS) standard.

Policy 1.1.1: The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development.

Policy 1.1.5: Permits shall be denied for development that would either increase demands on an already deficient facility or cause a facility to exceed its capacity until such time that the facility may provide service in accordance with the adopted LOS standard.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES THAT THE AMENDMENT WILL MEET THE LEVEL OF SERVICE STANDARDS IN THE COUNTY'S PLAN.

STORMWATER ELEMENT

GOAL 1: The County shall provide adequate stormwater management, afford reasonable protection from flooding, and protect the quality of surface water and groundwater in the County.

OBJECTIVE 1.1: The County's Land Development Code (LDC) shall implement procedures to ensure that, at the time a development permit is issued, adequate stormwater management facility capacity is available or the developer shall be required to construct stormwater facilities according to County standards.

Policy 1.1.1: The County's LDC shall establish design standards and development Level of Service (LOS) standards, based upon the characteristics of the development site, as follows:

a. For open basins, the minimum design and development LOS standard shall be a 25-year frequency, 24-hour duration design storm; or
b. For closed basins, the minimum design and development LOS standard shall be a 100-year frequency 24-hour duration design storm; or
c. Other best available data may be presented for review and approval consideration, such as data and information provided by the site's corresponding Watershed Management Plan(s), Basin Management Action Plan(s), when applicable and approved by the County Engineer, or his designee.

Policy 1.1.2: All basin stormwater collection and conveyance, including those discharging to or around natural drainage features, shall meet rate and volume requirements and specifications defined in the County's LDC. Developers shall also be required to analyze the ultimate effects of stormwater disposal for storm events as specified in the County's LDCs, up to and including the 100 year, 24-hour duration design storm, or longer duration as necessary to agree with LOS standard established in the Watershed Management Plan(s), Basin Management Action Plan(s) or other best available data. In addition, developers shall comply where applicable with the respective water management districts' criteria for stormwater quantity and quality.

Policy 1.1.3: The County's LDCs may contain increased stormwater quantity and quality requirements based upon findings of completed Watershed Management Plans (WMPs) and/or Basin Management Action Plans (BMAPs).

Policy 1.1.4: The demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.

Policy 1.1.5: Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.

Policy 1.1.6: The County shall maintain stormwater quality treatment standards and performance criteria aimed at maximizing nutrient removal and attenuation for development, consistent with the Future Land Use Element (FLUE), with particular focus on the Primary Springs Protection Zone (SPZ).

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S LEVEL OF SERVICE AND DESIGN STANDARDS FOR STORMWATER. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPER WILL BE REQUIRED TO PROVIDE DETAILED PLANS THAT ARE DESIGNED TO BE CONSISTENT WITH THE COUNTY'S PLAN AND THE LDC.

OBJECTIVE 1.4: The County shall develop Watershed Management Plans (WMPs) encompassing all of the basins within the County, and basins or portions of basins that are outside the County that affect stormwater management within the County; the County shall update the WMPs as new data and analysis become available.

Policy 1.4.1: The WMPs shall include the following:

a. Evaluation of the County's stormwater management facilities including the system's design capacity, the floodplain level of service provided, the analysis of the general performance of the existing facility, catchments (contributing drainage area), and the predominant land use types served;
b. Identification of water quality and/or water quantity problems for planning units, watersheds, and groundwater;
c. Development of structural and/or nonstructural corrective actions, estimated costs associated with the corrective actions, and a proposed schedule(s) to address identified problems within the County's stormwater management facilities; and
d. Identification of adverse impacts to groundwater within the Primary Springs Protection Zone.

Policy 1.4.2: The County shall develop a schedule for undertaking and updating specific WMPs based on development; giving priority consideration to items such as Total Maximum Daily Load (TMDL) issues, and/or areas under the greatest pressure from development such as those areas within the County's identified Urban Growth Boundary (UGB). The WMP development schedule shall be reviewed annually and reflected in the Stormwater Implementation Program (SIP) and, when appropriate, reflected in the Capital Improvements Element Schedule of Capital Improvements (CIE Schedule).

Policy 1.4.3: The County shall assist state agencies as appropriate to address water quality issues within the County.

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S LEVEL OF SERVICE AND DESIGN STANDARDS FOR STORMWATER. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPER WILL BE REQUIRED TO PROVIDE DETAILED PLANS THAT ARE DESIGNED TO BE CONSISTENT WITH THE COUNTY'S PLAN AND THE LDC.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

OBJECTIVE 1.7: The County shall implement and maintain LDC provisions to provide protection measures for natural drainage features and other environmentally sensitive areas as specified in the policies of this Element, the Aquifer Recharge Element, and the Conservation Element, when deemed appropriate.

Policy 1.7.1: Natural drainage features are those features defined by § 163, FS, as amended, and further identified within this Element, the Aquifer Recharge Element, and the Conservation Element.

Policy 1.7.2: The County shall assist state and regional agencies as appropriate to update a county-wide sinkhole inventory as data becomes available. Such data may be provided via the development of public facilities by the County or development submittals through the County's development review processes, or other available reporting mechanisms. In the event the State of Florida establishes or identifies a specific agency or entity responsible for such an inventory, the County shall direct its assistance to that entity.

Policy 1.7.3: The County shall follow the procedures for sinkhole remediation, when applicable, as established by the appropriate water management district in the event a sinkhole develops on a County-owned facility.

Policy 1.7.4: The County shall maintain LDC provisions which require the identification of all sinkholes and karst features onsite. The County shall also maintain LDC provisions which require the identification of existing or potential sinkholes and karst features within proximity of a development site, depending on uses proposed, planned stormwater facility operations, and the availability of information sources, such as but not limited to, USGS data, contour information, and aerial photographs, as determined appropriate through development review processes.

Policy 1.7.5: The County shall promote sinkhole and karst feature protection measures for those areas impacted by new development, and when redevelopment occurs when practicable. Measures shall include but not be limited to the following:

a. Protection measures.
    1. Fencing, or
    2. Filling in.
b. Environmental measures.
    1. Mounding or berming around the sinkhole,
    2. Buffering, or
    3. Filling in.
c. Setbacks or safe distance considerations from the sinkhole to retention areas and structures.

Policy 1.7.6: The County LDC shall regulate dredge and fill activities within the one percent (100-Year) floodplain and require mitigation when fill is placed within the 100-Year floodplain, as indicated on Flood Insurance Rate Maps (FIRM) and Federal Flood Hazard Maps (FHM), in order to decrease the flood potential to County residents. Site plans, as defined by the LDCs, must be submitted prior to any development.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

Policy 1.7.7: The County's LDCs shall regulate finished floor elevations for new structures and appurtenances within the established 100-Year floodplain consistent with the County Comprehensive Plan and LDCs.

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S DESIGN REQUIREMENTS AND PROVIDE SOIL INFORMATION REQUIRED IN THE LDC INCLUDING INFORMATION RELATED TO POTENTIAL FOR SINK HOLE DEVELOPMENT ON SITE AND ANY MITIGATION REQUIREMENTS IF DETERMINED TO BE NECESSARY.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

AQUIFER ELEMENT

GOAL 1: The County shall protect the function of the natural groundwater aquifer recharge areas of the County to ensure the availability of an adequate supply of quality groundwater and water supply through the proper management of surface water, groundwater, and land uses.

OBJECTIVE 1.1: The County shall maintain LDC provisions related to surface and groundwater quality and, when deemed necessary, establish additional criteria for natural drainage features and areas related to natural groundwater recharge such as, but not limited to, aquifer vulnerability, karst sensitivity, and springs protection.

Policy 1.1.1: The County shall maintain LDC provisions regarding stormwater quality consistent with the water management districts' design criteria for stormwater management areas such as retention or detention basins, as specified by the water management districts' handbooks and applicable regulations.

Policy 1.1.2: The County LDCs shall require the identification of natural drainage features, consistent with §163, FS, within appropriate development review processes, and may require, as determined appropriate, the identification and/or protection of additional physical or environmental features or characteristics requiring additional or specialized protection such as, but not limited to, the following:

a. Extent of Karst Sensitive Areas (KSA), as defined by the County's jurisdictional water management agencies;
b. Extent of High and Prime Aquifer Recharge Areas (HPARA) as defined by the County's jurisdictional water management agencies;
c. Level of aquifer vulnerability, as determined by the Marion County Aquifer Vulnerability Assessment (MCAVA), as amended;
d. Location within Environmentally Sensitive Overlay Zone (ESOZ), as defined within the adopted Marion County Comprehensive Plan and regulated by the County's LDCs;
e. Type of Springs Protection Zone (SPZ), as defined by the adopted Comprehensive Plan.

Policy 1.1.3: The County shall maintain additional LDC provisions for stormwater management, consistent with accepted engineering practices, as identified below:

a. Stormwater retention or detention basin depth shall be consistent with the water management districts' stormwater requirements for KSAs so that sufficient filtration of bacteria and other pollutants shall occur. Avoidance of basin collapse due to excessive hydrostatic pressure in KSAs shall be given special consideration.
b. Require that treatment shall occur prior to discharge to ESOZ water bodies, including wetlands, and consider pretreatment for all development.
c. Require treatment equivalent to the Outstanding Florida Waterbody Criteria for the corresponding water management district for KSAs and the ESOZ.
d. Additional requirements for new development shall include stormwater practices and techniques that maximize nutrient removal in relation to KSAs and SPZs.
e. The LDC provisions shall contain criteria for the use of low impact development such as shallow swales and drainage easements, and other innovative development standards in relation to KSA, HPARA, MCAVA, SPZ types, and other areas where deemed suitable.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S DESIGN REQUIREMENTS FOR STORMWATER, WATER QUALITY, NATURAL RESOURCES AND SOIL/SINKHOLE INFORMATION REQUIRED IN THE COMPREHENSIVE PLAN AND LDC. THE PROPERTY HAS ALREADY BEEN DETERMINED TO BE SUITABLE FOR URBAN DEVELOPMENT AND IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS. THE PROJECT IS MOSTLY RECREATION FIELDS WHICH WILL ALLOW FOR SITE DESIGN MODIFICATIONS TO WORK AROUND ANY ENVIRONMENTAL SENSITIVE AREAS ON SITE, IF ANY SIGNIFICANT AREAS ARE IDENTIFIED.

OBJECTIVE 1.6: The County LDC shall incorporate land use and development siting requirements which are consistent with the long term protection of natural groundwater aquifer recharge and protection of existing and proposed groundwater and other water supplies, consistent with the Water Supply Plan, as amended.

Policy 1.6.1: The County shall maintain LDC provisions which allow groundwater recharge quantity and quality criteria, geology, soil characteristics, soil limitations, and uses as a consideration in determining land use.

Policy 1.6.2: Siting requirements for new development shall establish criteria for property located within the high recharge area with groundwater and other water supply pollution potential, and with unsuitable soil to determine septic tank densities and locations.

Policy 1.6.3: The County shall consider the STI in making land use and development decisions to avoid incompatible development in areas with high groundwater pollution potential.

Policy 1.6.4: Siting requirements for potential pollution sources, including but not limited to, landfills, effluent and sludge disposal sites; hazardous material production, use, and storage sites; shall direct such activities away from areas of the highest ground water pollution potential, such as sites that are within the highest MCAVA category, Primary SPZ, areas with severe soil limitations for these uses, HPARA, and KSAs. The LDC shall provide for design, monitoring, and mitigation requirements to ensure reasonable protection of groundwater and other water supply quality.

Policy 1.6.5: The County shall maintain LDC provisions aimed at minimizing need for fertilizer use and irrigation and maximizing natural areas and open space. The LDC shall include provisions for clustering, open space, drought tolerant landscaping, water conservation/reuse, and irrigation systems. In addition, these regulations shall provide for innovative approaches such as model covenants for homeowners associations, conservation easements, developers agreements and other strategies that may be needed to facilitate implementation of these and other special development regulations and incentives, as applicable in the SPZ and KSAs.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT AND IS IMPROVED PASTURE LAND. THE PROPOSED AMENDMENT WILL RESULT IN A COMBINATION OF ACTIVE RECREATION AND EQUESTRIAN FACILITES. APPROXIMATELY 13% OF THE PROPERTY WILL BE DEDICATED TO MORE URBAN USES SPECIFICALLY AN INDOOR SPORTS FACILITY AND EXPO HALL.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

MUCH OF THE PROPERTY WILL HAVE GREENSPACE ENSURING A HIGH AMOUNT OF AQUIFER RECHARAGE AND REDUCE STORMWATER RUNOFF.

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CONSERVATION ELEMENT

GOAL 1: The County shall maintain, protect, and enhance the diversity and integrity of the County's natural resources and provide stewardship to maintain the County's quality of life and economic vitality through the management and conservation of natural resources.

OBJECTIVE 1.1: The County shall designate environmentally sensitive and locally significant natural resources for conservation, protection, and enhancement, and Land Development Code (LDC) provisions shall be maintained to implement this Objective and its Policies.

Policy 1.1.1: The County shall include the following as environmentally sensitive natural resources requiring special protection to avoid adverse impacts to these resources:

a. Waterbodies designated as Outstanding Florida Waters, Aquatic Preserves, Scenic Rivers, and/or other similar designations for protection by a local, state, and/or federal program;

b. Navigable waterways as designated by the state and/or federal government;

c. Wetlands as defined by the state and implemented by the applicable water management district;

d. 100-year floodplains and floodways as identified by the Federal Emergency Management Agency Flood Insurance Rate Maps (FEMA FIRM);

e. State and/or federal owned natural reservation lands used for conservation and/or recreation purposes such as State Parks, State Forests, Wildlife Management Areas, and the Ocala National Forest;

f. Habitat containing listed flora and fauna identified as protected species by the state and/or federal government;

g. Rivers, lakes, and springs with a defined Minimum Flows and Level (MFL), as designated by local, state, or federal agencies, particularly in conjunction with local and regional Water Supply Plans; and

h. Those areas identified as High and Prime Groundwater Aquifer Recharge Areas (≥ 12" annually as identified by the applicable water management district; H/PARA) and Springs Protection Zones (SPZ), as established in the Future Land Use Element (FLUE) and LDC.

Policy 1.1.2: The County shall include the following as locally significant natural resources due special protection to minimize adverse impacts to these resources:

a. Surface waters of the State;

b. Native vegetative communities as identified by the State of Florida's Natural Areas Inventory (FNAI) Program;

c. Commercially valuable mineral resources as defined by the state;

d. Soils, particularly those identified as prime farmland and locally important farmland as defined by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) which include the following soil series: Blitchton, Kanapaha, Micanopy, Fellowship, Kendrick, Flemington, Gainesville, Lochloosa, Hague, and Zuber);

e. Good quality air, focusing on dust/debris and noxious odors;

f. Good quality and sufficient quantities of groundwater, particularly addressing potable, agricultural, recreational, and other economically beneficial uses;

g. Wellhead and wellfields serving centralized potable water systems for municipal and local governments or private systems regulated by the State of Florida Public Service Commission;

h. Fisheries, wildlife, and wildlife habitat;

i. Migratory wildlife routes and ecological corridors; and County-owned and/or managed regional and/or resource-based parks.

Policy 1.1.3: The County shall require the identification of environmentally sensitive and locally significant natural resources as part of the review process for development applications, focusing on land use, zoning, subdivision, improvement plan, and site plan applications. The detail of the data in early development review stages may be from generalized county, state, and/or federal sources, while later development review stages will require more detailed site specific information to be generated by the applicant.

Policy 1.1.4: The County may utilize resources developed by federal, state, regional, and/or local sources to identify and evaluate environmental characteristics and development potential, including, but not limited to, the following sources:

a. USDA NRCS (f/k/a Soil Conservation Service) *Soil Survey of Marion County*;

b. FEMA FIRM, as amended;

c. Florida Department of Environmental Protection Florida Natural Areas Inventory (FDEP FNAI) Program, including the *Natural Areas Inventory of Marion County, Florida*;

d. FDEP Florida Fish and Wildlife Conservation Commission (FWC) publications including, but not limited to, Species Richness Maps, species management plans, etc.;

e. FDEP Basin Management Action Plans (BMAP);

f. Florida Department of Agriculture and Consumer Services (FDACS) and its jurisdictional agencies' best management practices manuals;

g. St. Johns River Water Management District (SJRWMD) and Southwest Florida Water Management District (SWFWMD) publications and programs including but not limited to, Well/Wellfield Capture Zones Maps, High & Prime Aquifer Recharge Area Maps, and Karst Sensitive Areas Maps;

h. Withlacoochee Regional Water Supply Authority Water Supply Plan (WRWSA-WSP);

i. Marion County produced publications including, but not limited to, the Marion County Water Supply Plan (MC-WSP), Marion County Aquifer Vulnerability Assessment (MCAVA), Marion County Springs Protection Zones (SPZs), and Marion County Environmentally Sensitive Overlay Zones (ESOZs).

Policy 1.1.5: The County will make available to the public maps and other information to allow for the general identification of environmentally sensitive and locally significant natural resources in the County to the greatest extent practicable. When information is provided by non-county sources, the County will facilitate providing that information to the public to the greatest extent practicable.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT AND IDENTIFIES THAT THE PROPERTY IS IMPROVED PASTURE LAND. A MORE DETAILED ANALYSIS WILL BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL AS REQUIRED BY THE COUNTY'S LAND DEVELOPMENT CODE.

OBJECTIVE 1.2: The County shall protect, conserve, and enhance the quality and natural function of environmentally sensitive and locally significant natural resources within the County, while encouraging and supporting the appropriate use of such resources, as further defined in the LDC.

Policy 1.2.1: The County shall protect, conserve, and enhance environmentally sensitive and locally significant natural resources from adverse impacts to the greatest extent practicable focusing on, but not limited to, the following activities:

a. Protection of surface and ground water from activities that degrade and/or introduce pollutants that may adversely affect its quality and/or quantity;

b. Protection of surface and navigable waters from activities that adversely impact their use, capacity, quality and/or character;

c. Protection of flood storage and floodplain capacity from activities that materially impair floodplain capacity or alter the characteristics of the existing one-percent (100-Year) Floodplain;

d. Protection of qualified central potable water system supply wells and/or wellfields from activities that would adversely affect the public health and/or the ability to maintain such services;

e. Protection of identified habitats, such as wetlands, native vegetative communities, including listed species, or critical migratory and/or estuarine habitats, from activities that destroy and/or degrade such habitats from immediate or long-term effects from development, such as pollution, siltation, and/or non-native invasive species;

f. Protection of natural reservations including federal, state, regional, and/or local government owned conservation and/or recreation lands and facilities from activities that adversely impact the intended purpose and/or use of those lands;

g. Protection of key soil types identified as prime and locally important farmlands and/or known to include commercially valuable minerals from adverse impacts which would prevent and/or discourage their continuing use and/or recovery when suitable environmental management and best practices are used;

h. Protection of air quality from adverse impacts which would negatively affect other identified resources and/or the quality and/or character of such resources or surroundings which would create a public nuisance, such as wind-borne dust or odor.

Policy 1.2.2: The County shall require development design, construction, and management techniques to protect environmentally sensitive and locally significant natural resources, including but not limited to the following:

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

a. Compliance with stormwater management LOS standards as provided in the Stormwater Element (SE) and reflected in the Capital Improvement Element (CIE);

b. The reduction of densities in specified habitats or areas when development is proposed within those areas, unless development is clustered to protect and conserve the habitats, including those adjusted densities provided in FLUE Objective 9.1;

c. The clustering of development to create open spaces that function to buffer and protect identified resources on-site and off-site to development, and provide habitat linkages when possible;

d. The establishment and management of buffers and other land use controls between development activities and identified resources, with emphasis on ensuring the buffer establishes a balance between the scale and intensity of development and the scope, quality, and character of the resource;

e. The use of Marion Friendly flora to prevent or discourage non-native invasive species;

f. The implementation of water conservation, irrigation, and fertilizer management provisions;

g. The implementation of design and development standards regarding setbacks, lot dimensions, and building location/design, particularly when such sites abut or are determined to be connected, such as but not limited to, hydrologically connected, to identified resources;

h. The use of mitigation for on-site resources through alternative on-site locations, off-site, or monetary methods to ensure the protection/conservation of the resource; the intent of off-site or monetary mitigation is to achieve a minimum of one-for-one mitigation/replacement, with focus on maintaining the mitigation action within the County unless otherwise authorized,

i. The Transfer of Development Rights (TDR) and the Transfer of Vested Rights (TVR) Programs as provided within the FLUE; and

j. The establishment of an Urban Growth Boundary (UGB) within which the provision of adequate public facilities shall be provided to all developments.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT AND IDENTIFIES THAT THE PROPERTY IS IMPROVED PASTURE LAND. A MORE DETAILED ANALYSIS WILL BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL AS REQUIRED IN THE COUNTY'S LAND DEVELOPMENT CODE.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

RECREATION AND OPEN SPACE ELEMENT

GOAL 1: The County will develop a parks and recreation and open space system to ensure adequate opportunity for public access to, and use of, activity and resource-based recreation sites for active and passive recreation to maintain and improve the quality of life of its citizens and support economic diversity and development.

OBJECTIVE 1.1: The County shall provide and manage parks and recreation and open spaces using a county-wide Level of Service (LOS) in a financially feasible manner, and consistent with the Marion County Parks and Recreation Master Plan (PRMP), as amended.

Policy 1.1.1: The LOS standard for public outdoor parks and recreation facilities shall be two (2) acres per 1,000 persons. Marion County may develop and pursue intergovernmental and not-for-profit agency partnerships to meet identified recreation needs, including, but not limited to, placing County-owned/operated facilities on non-Marion County owned lands.

CONSISTENCY: THE PROPOSED AMENDMENT PROVIDES ACTIVE RECREATION FACILITIES NOT AVAILABLE AROUND MARION COUNTY THAT IF DEVELOPED WILL IMPROVE THE QUALITY OF RECREATION FACILITIES AVAILABLE TO THE PUBLIC. BY PROVIDING WINTER SPORTS FACILITIES THE PROJECT WILL DIVERSIFY THE TYPE OF SPORTS ACTIVITIES AVAILABLE TO MARION COUNTY AND VISITORS TO THE WEC CAMPUS.

OBJECTIVE 1.3: The County will utilize existing funding sources and develop new funding sources to provide for parks and recreation and open space needs in a manner that seeks to comply with the Comprehensive Plan LOS standards and any administrative standard established by the PRMP (e.g., neighborhood, community, or regional parks, etc.).

Policy 1.3.4: The LDC shall contain provisions requiring new residential developments (e.g., subdivisions and particularly developments of regional impact) to provide minimum open space per dwelling unit consistent with FLUE Policy 2.1.4 as a condition of approval.

a. Compliance with this provision may be satisfied by on-site development or, when on-site provision is impractical or not selected by the developer, by providing for off-site development or the payment of a fee-in-lieu to the County for off-site acquisition and/or development, consistent with the PRMP. The LDC shall provide for of the determination of any fee-in-lieu for off-site provision.

b. When on-site recreational sites and facilities are established to meet the open space requirement, suitable mechanisms must be established to fund the management and maintenance of the space, and the County may require the establishment of a municipal services taxing unit or municipal services benefit unit for such, in addition to any private arrangements made by the developer (e.g., property owners association, development district, etc.).

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

CONSISTENCY: THE PROPOSED AMENDMENT PROVIDES ACTIVE RECREATION FACILITIES NOT AVAILABLE AROUND MARION COUNTY THAT IF DEVELOPED WILL IMPROVE THE QUALITY OF RECREATION FACILITIES AVAILABLE TO THE PUBLIC. BY PROVIDING WINTER SPORTS FACILITIES THE PROJECT WILL DIVERSIFY THE TYPE OF SPORTS ACTIVITIES AVAILABLE TO MARION COUNTY AND VISITORS TO THE WEC CAMPUS.

OBJECTIVE 1.4: The County will strive to ensure the design and development of parks and recreation and open spaces provided within the County, whether public and/or private, serve as a model for development to the greatest extent practicable and as further outlined in the policies of this Objective.

Policy 1.4.1: Reasonable public access to all recreation sites and facilities shall be provided consistent with applicable state and federal requirements (e.g., building codes, accessibility, etc.).

Policy 1.4.3: All new sites and facilities planned and developed will be designed to minimize the impact to the natural resources of the property. Existing sites and facilities shall be retrofitted when feasible and to the greatest extent practicable when such facilities are renovated and/or expanded. Conformance with local, regional, state, and/or federal best management practices applicable to the site will be a key focus of the site design and development.

Policy 1.4.4: All new sites and facilities shall ensure connection to any available adequate public facility consistent with the provisions of the LDRs and in a manner which meets the health and safety needs of the public (e.g., centralized potable water, centralized sanitary sewer, roadway access improvements, etc.). Existing sites and facilities shall be retrofitted to connect to or provide public facilities when feasible and to the greatest extent practicable when such facilities are renovated and/or expanded.

Policy 1.4.5: All new sites and facilities shall be designed to provide connection to transportation facilities and other developments. Existing sites and facilities shall be retrofitted where necessary and when feasible and practicable to connect to transportation facilities and other developments when such facilities are renovated and/or expanded. For sites within the Urban Growth Boundary, the design and development shall address connection or future connection to non-automotive multi-modal transportation methods such as but not limited to mass transit, sidewalks, bicycles, etc., including addressing opportunities for integration with the *Ocala-Marion County Bicycle/Pedestrian Master Plan* and any other "trail" plans within the County/UGB which will enhance/improve/maximize public access.

Policy 1.4.6: All new residential developments (e.g., subdivisions and particularly developments of regional impact) shall be required to comply with the open space per dwelling unit standard established by FLUE Policy 2.1.4, unless an alternative form of compliance is provided by the developer consistent with Policy 1.3.4.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS OBJECTIVE 1.4 AND THE SUPPORTING POLICIES A SIGNATURE FACILITY AT THE WEC CAMPUS THAT DIVERSIFIES THE SPORTS OPTIONS

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

AVAILABLE TO THE PUBLIC. THE PROPERTY IS VERY SUITABLE FOR DEVELOPMENT AND IS WITHIN THE UGB AND WILL CONNECT TO CENTRAL WATER AND SEWER. GOLDEN OCALA AND THE WEC CAMPUS ARE APPROVED FOR A WIDE RANGE OF LAND USES AND THE MASTER PLAN WILL INTEGRATE THESE USES IN A COMPACT URBAN FORM THAT WILL BE INTERCONNECTED INTERNALLY.

1

2

CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: The County shall ensure that capital improvements for public facilities with level of service standards adopted in the Comprehensive Plan are available concurrent with the impact of development and provided in a fiscally responsible manner.

OBJECTIVE 1.1: Marion County shall establish and maintain minimum level of service standards within the Comprehensive Plan for key public facilities consistent with §163, FS; identify which facilities shall be required to be "in place" concurrent with development, known as "concurrency"; and use the level of service (LOS) standards and concurrency to identify existing and expected deficiencies to be addressed by the County's Capital Improvements Element Schedule of Capital Improvements.

Policy 1.1.1: The minimum LOS standards for transportation, recreation and open space, sanitary sewer, potable water, stormwater, solid waste, and public school facilities used to evaluate development orders and development permit applications are established in the policies from Comprehensive Plan elements listed in Table 1.1.

Table 1.1: Elements and Policies with Minimum Level of Service Standards

ELEMENT	LEVEL OF SERVICE POLICY
Transportation	Policies 2.1.1 and 2.1.2.
Sanitary Sewer	Policy 1.1.1.
Potable Water	Policy 1.1.1.
Stormwater	Policy 1.1.1.
Solid Waste	Policy 1.1.1.
Recreation and Open Space	Policy 1.1.1.
Capital Improvements	See below

TYPE OF SCHOOL	LEVEL OF SERVICE STANDARD
Elementary	105% of FISH permanent capacity*
Middle	105% of FISH permanent capacity*
High	100% of FISH permanent capacity*

*As adjusted by the School Board annually to account for measurable programmatic changes. "Measurable programmatic changes" mean changes to the operation of a school that has consistent and measurable capacity impact including, but not limited to, double sessions, floating teachers, year-long schools and special educational programs.

Policy 1.1.2: The County shall ensure facilities and services are in place concurrent with development to achieve concurrency for as provided in Table 1.2.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

TABLE 1.2: PUBLIC FACILITIES SUBJECT TO AND EXEMPT FROM CONCURRENCY		
SUBJECT TO CONCURRENCY	**EXEMPT FROM CONCURRENCY**	**BASIS FOR EXEMPTION**
Transportation	Recreation & Open Space	Abundance of publicly held lands for conservation and recreation as shown on the FLUM;
Sanitary Sewer		Option to opt-out per §163, FS.
Potable Water		
Stormwater (drainage)	Public School Facilities	Difficulty accommodating attendance districts due to large county size;
Solid Waste		Option to opt-out per §163, FS.

Policy 1.1.3: The County shall maintain a Comprehensive Plan Capital Improvements Element Schedule of Capital Improvements (CIE Schedule) based on LOS standards, concurrency, and needs/projects identified in the other elements of the Comprehensive Plan and shall meet existing deficiencies, accommodate desired future growth, and replace obsolete or worn-out facilities that are in need of repair, remodeling, renovation and/or replacement for determining capital improvement needs and projects.

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS AS DEMONSTRATED IN THE SUPPORTING PUBLIC FACILITIES ANALYSIS. TRANSPORTATION IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

OBJECTIVE 1.4: The County shall ensure future development shall bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS Standards.

Policy 1.4.1: The County shall continue to utilize a Transportation Impact Fee Ordinance in order to assess new development on a pro rata share of the costs required to finance transportation improvements necessitated by new development.

Policy 1.4.2: The County LDC shall maintain provisions requiring minimum open spaces for residential developments, and allowing for off-site provision or fee-in-lieu contributions consistent with Recreation and Open Space Element Policy 1.3.4.

Policy 1.4.3: When providing centralized public sanitary sewer and potable water service to new development, the County shall utilize impact fees and/or similar user oriented fees and charges to fund facilities necessitated by new development. The County shall not be required to bear or subsidize the cost of extending water or sewer facilities; however the County may elect to fund a portion or all of a particular improvement when determined to be appropriate for public health

and/or safety, particularly when matching funds are available to the County and/or such activity is classified by the County as a qualified Economic Development Opportunity.

CONSISTENCY: THE PROJECT AT THE TIME OF LOCAL DEVELOPMENT APPROVAL WILL BE REQUIRED TO PROVIDE A DETAILED APPLICATION ADDRESSING OPEN SPACE, PROVISION OF PUBLIC FACILITIES AND OTHER REQUIREMENTS AS ESTABLISHED IN THE COUNTY'S COMPREHENSIVE PLAN AND LDC.

OBJECTIVE 1.5: The County shall maintain a concurrency management system (CMS) in compliance with §163, FS, within the LDC to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. Prior to the issuance of a development permit or development order, the system shall ensure that adopted level of service standards referenced in Policy 1.1.1 of this Element will be maintained. The Growth Services Department shall be responsible for ensuring compliance with the concurrency management system.

The Growth Services Director, or his designee, will be responsible for the two (2) primary tasks which are described below:

a. Coordinating an inventory of existing public facilities and capacities or deficiencies from other county departments as required; and

b. Determining concurrency of proposed development.

Policy 1.5.1: The County shall coordinate establishing level of service standards for the above-mentioned facilities with local, regional, state, or federal entities having operational and maintenance responsibility for such facilities.

Policy 1.5.2: The County shall maintain, as part of the concurrency management system and as deemed appropriate, a cumulative record of the level of service for each County-owned and operated facility or service identified in Policies 1.1.1 and 1.1.2. The County will encourage non-County providers to submit similar information for their respective facilities for ease of distribution to the public; however a development application proposing to be served by a facility or service provider other than Marion County shall provide a certified Statement of Capacity from the provider prior to the issuance of a development permit or order.

Policy 1.5.3: No development activity may be approved unless it is found to be consistent with this Comprehensive Plan and that the provision of public facilities will be available at prescribed levels of service concurrent with the impact of the development on those facilities, as defined by Florida Statutes.

Policy 1.5.4: Procedures and requirements for concurrency review of development orders and permit applications shall include, as a minimum, the following:

a. An application which identifies impacts to levels of service;

b. Procedure for evaluating the impact to the current levels of service;

c. Determination of the precise time in the development review process when concurrency shall be tested. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of development;

d. Determination of the development order and permit applications which will be subject to concurrency testing;

e. Time period for validity/expiration of concurrency permit; and

f. Concurrency vesting criteria for approved and on-going development.

Policy 1.5.5: As a minimum, the concurrency management system shall ensure that at least one of the following standards will be met prior to issuance of a development order or permit:

a. The necessary facilities and services are in place at the time a development order or permit is issued; or,

b. A development order or permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or,

c. The necessary facilities are under construction at the time a development order or permit is issued; or,

d. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development order or permit is issued. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the issuance of the development order or permit; or,

e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to §163.3220, FS, or an agreement or development order issued pursuant to §380, FS. Any such agreement shall include provisions pursuant to paragraphs a, b, or c above.

Policy 1.5.6: The adopted LOS for any facility may be degraded during construction of new facilities if, upon completion of the new facilities, the adopted LOS shall be met and maintained.

Policy 1.5.7: The construction of any development project may be phased or staged so as to coincide with the phased or staged construction of infrastructure facilities so that the level of service standards for such facilities are maintained upon completion of each phase or stage of the development project.

Policy 1.5.8: Applications for development orders or permits that fall into one of the following categories shall be exempt from the concurrency regulations:

a. Vested Development Orders and Permits: vested projects as established by Article 10 of the Marion County Land Development Code shall only be subject to concurrency review if expansion of the development shall create additional units, density or intensity, and only the net increase or expansion shall be subject to concurrency review.

b. Applications for development orders or permits which do not increase density or intensity are exempt from concurrency review, as defined by the Marion County Land Development Code.

Policy 1.5.9: Administration:

a. The LDC shall designate the departments with County which have responsibility for determining that LOS standards are met and will be maintained prior to the issuance of a

development order or building permit. The designated departments may place the burden of demonstrating compliance upon the developer or applicant. In order to be approved, applications for development approval shall provide sufficient information showing compliance with LOS standards.

b. The LDC shall include quantitative methods for determining levels of service that exist and which may be impacted by any particular development application. In addition, the LDC will fully describe the process for a finding of compliance with LOS standards.

c. The LDC shall include standardized quantitative data which is to be used in determining the impact of any proposed development upon the public facilities and services consistent with the provisions of Policy 1.1.2. Applications for development approval shall include the projected impact upon public facilities and services upon occupancy or use of the proposed development. Any deviation from the standardized criteria within the LDC must have the prior approval of the Development Review Committee before such data may be used for determining or projecting impacts of the proposed development.

d. The test for concurrency shall be met, and the determination of concurrency shall be made, prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of the proposed development.

Policy 1.5.10: The County shall evaluate development to ensure that there is adequate water supply consistent with the Marion County Water Supply Plan to meet the requirements of § 163.3180(s)(a), FS. The County shall issue no development orders or building permits or its functional equivalent without first consulting with the applicable water suppliers to determine whether adequate water supplies to serve the development will be available at the time the County issues a Certificate of Occupancy (CO). The County will also require that adequate water supplies and facilities are available and in place prior to issuing a Certificate of Occupancy (CO).

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT THE AMENDMENT WILL MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS OR MITIGATE FOR THE IMPACTS. IN ADDITION, THE PROJECT AT THE TIME OF LOCAL DEVELOPMENT APPROVAL WILL BE REQUIRED TO PROVIDE A DETAILED PUBLIC FACILITIES ANALYSIS DETERMINING THE EXACT IMPACTS ON PUBLIC FACILITIES AND DETERMINE IF ANY IMPROVEMENTS ARE NEEDED IN ORDER TO MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS.

IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

Development Review Comments Letter

5/20/2025 9:23:57 AM

RLR GOLDEN OCALA (MASTER PROJECT NO PERMITS)
COMP PLAN LARGE SCALE MAP AMENDMENT #32628

ID	DESCRIPTION	REMARK	STATUS	DEPT
1	Additional Health comments	Central Sewer/Central Water	INFO	DOH
2	Comp Plan Large Scale Map Amendment	Stormwater is not opposed to the large-scale comprehensive plan amendment. The applicant proposes to change the future land use of several parcels from low residential to WEC. Stormwater has no objections to the proposed change. Please ensure LDC 6.13 is met with the Improvement Plans.	INFO	ENGDRN
3	Comp Plan Large Scale Map Amendment	4/3/25 – RECOMMEND DENIAL: Applicant submitted applications to 1) Convert 236 acres of Low Residential land use to WEC land use; 2) Add Sports Facilities with acreage limits to WEC land use; 3) Replace existing 13,500 seat limit for Equestrian Facilities with 210-acre limit; 4) Increase existing limit on hotel rooms from 1,350 to 1,650 rooms; and 5) Remove existing restrictions on concerts. County Traffic does not support the proposed changes for the following reasons: 1. The proposed land use change with the addition of sports facilities will increase the external daily project trips by 2,926 (131%) and increase the external afternoon peak hour project trips by 494 (223%) as compared to the existing Low Residential land use. This additional traffic will negatively impact operations on 7 roadway segments on SR 40 that already exceed or come to close to exceeding their maximum level of service volume in the existing condition. County Traffic could only support approval of the WEC Sports Complex if the existing entitlements for Golden Ocala were reduced to achieve a net zero increase in project trips as compared to what's already approved for Golden Ocala. 2. There is no established practice of estimating trip generation for Equestrian	INFO	ENGTRF

		Facilities or Sports Facilities based on acres of land. The ITE Trip Generation Manual does not include calculations based on acres, but rather number of seats for Horse Racetrack and number of fields for Soccer Complex. Using acres for project entitlements increases the uncertainty in the trip generation as well as the potential impacts to surrounding roadways. 3. County Traffic does not support increasing the limit on hotel rooms at this time. To date, Golden Ocala constructed 2 hotels with a total of 642 rooms. An additional 708 hotel rooms can be constructed before reaching the existing maximum entitlement of 1,350 rooms. Should additional hotel rooms be needed in the future, amendments to the project entitlements can be considered at that time. 4. Removing the existing restrictions on concerts will increase the potential for traffic issues on the surrounding intersections and roadway segments. The ITE Trip Generation Manual does not include a land use for concerts. Therefore, the full impacts of removing the concert restrictions cannot be quantified. The existing Development Agreement for Golden Ocala allows up to 4 concerts per calendar year subject to obtaining a special event permit from the County and providing a traffic management plan. This process ensures that potential traffic impacts are properly vetted prior to approval of the concert event. County Traffic does not support removing the requirements for a special event permit or traffic management plan for concerts. However, we are not opposed to allowing more than 4 concerts per calendar year.		
4	Comp Plan Large Scale Map Amendment	Fire Review has been approved. Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code. Site improvement plan shall include maximum building height.	INFO	FRMSH
5	Comp Plan Large	no comments	INFO	LSCAPE

	Scale Map Amendment			
6	Correct FLUM Requested	Staff acknowledges the request is part of a pair of Comprehensive Plan Amendment Applications to revise the World Equestrian Center future land use designation and update the FLUE Policy regarding the development entitlements of the Golden Ocala DRI-Scale project (that includes the World Equestrian Center.) Final review remarks will be provided with the staff reports regarding the applications.	INFO	LUCURR
7	Comp Plan Large Scale Map Amendment	The World Equestrian Center is located within the Marion County Utility Service Area and is currently served by Marion County Utilities. Proposed use for change is a Sports Facility. Marion County reserves the right to review proposed utility flows and connections during the future site plan review process.	INFO	UTIL
8	Comp Plan Large Scale Map Amendment	Zoning comments will be provided as part of staff report.	INFO	ZONE

Marion County
Board of County Commissioners

Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Email: DevelopmentReview@marionfl.org

February 18, 2026

Kok Wan Mah
Kittelson & Associates

Subject: WEC Sports Complex
Plan Name:
Plan Number: 33437
Parcel Number: 21087-001-02
Additional Parcel Numbers:
Adjacent Street:
Intersecting Street From:
Intersecting Street To:

Dear Kok Wan,

The Traffic Study for the above referenced plan number was approved by the Office of the County Engineer on 2/4/26. The following comments, if any, are for your record.

A proportionate share agreement will be required for the identified improvements.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

KITTELSON & ASSOCIATES

WEC SPORTS COMPLEX TRAFFIC IMPACT ANALYSIS

MARION COUNTY, FLORIDA

October 2025, Updated January 2026

CONCLUSIONS

This traffic analysis was prepared to evaluate the traffic impacts associated with the proposed WEC Sports Complex development, located on the north side of SR 40 and west of NW 87 Court Road in Marion County, Florida, in support of obtaining concurrency approval through Marion County. The study analyzed future traffic conditions for year 2030 (which is the project build out year) following the approved TIA methodolgy. Supplimental analysis for year 2027 and 2045 was conducted on the request from the Marion County building upon the upon the findings of the approved West Marion Transportation Planning Study completed by Kimley-Horn in September 2023.

Findings:

Trip Generation

- The proposed development is projected to generate a net total of 7,169 new weekday daily trips, including 864 new PM peak-hour trips on weekdays and 1,491 new midday peak-hour trips on weekends.

Proposed Access

- Access to the development will be provided at four (4) locations: a) Directional access (Left-In/Right-In/Right-Out) approximately 7,970 feet west of SR 40 and NW 110th Avenue.
  b) Directional access (Left-In/Right-In/Right-Out) at the stop-controlled intersection of SR 40 and NW 92nd Avenue.
  c) Full access at the intersection of SR 40 and NW 87th Court, which will be signalized in the buildout year.
  d) Directional access (Left-In/Right-In/Right-Out) at the existing stop-controlled intersection of SR 40 and NW 1st Street/SW 85th Avenue.

Existing Conditions

- The study roadway segments generally operate acceptably and have sufficient capacity under existing conditions, except for the following SR 40 segments:
  - Urban Area Boundary to SW 140 Avenue
  - SW 140 Avenue to CR 328
  - CR 328 to SW 110 Avenue
- All study intersections operate at an overall Level of Service (LOS) D or better, and all movements have a v/c ratio below 1.00, except the westbound movement at SR 40 and SW 60th Avenue.

Background Conditions

- Roadway segments along CR 225A and NW 100th Avenue are projected to operate at acceptable LOS with v/c ratios below 1.00. Most SR 40 segments also perform adequately (LOS D or better, v/c < 1.00), except the SR 40 corridor between the Urban Area Boundary and SW 110th Avenue, which exceeds capacity (v/c > 1.00).
- All intersections are expected to operate at LOS E or better, except the following movements projected to have v/c > 1.00:
  - SR 40 and SW 80th Avenue
  - SR 40 and SW 60th Avenue

  - US 27 and SW 60th Avenue

- To address these deficiencies, the following intersection modifications have been proposed and evaluated based on future no-build volumes:
  - Add a right-turn lane with permitted overlap signal phase at both northbound and southbound approaches of SR 40 and SW 80th Avenue; increase cycle length from 125 to 150 seconds.
  - Add a second northbound left-turn lane, convert the permitted phase to protected, add a permitted southbound right-turn lane, and change the shared thru/right-turn lane to thru-only at SR 40 and SW 60th Avenue; increase cycle length from 145 to 160 seconds.
  - Increase the split for the westbound left-turn phase at US 27 and SW 60th Avenue.
- With these improvements, previously overcapacity movements are expected to operate acceptably, with v/c ratios dropping below 1.00 (see Table 6, rows 7, 9, and 15).

Buildout Conditions (2030)

- In addition to the deficiencies identified under background conditions, the following SR 40 segments are projected to reach or exceed capacity under buildout conditions:
  - SW 60 Avenue to SW 52 Avenue
  - SW 52 Avenue to I-75 Ramp (West)
  - I-75 Ramp (East) to SW 33 Avenue
  - SW 33 Avenue to SW 27 Avenue
- The development will contribute a proportionate fair share, as estimated by Marion County, toward widening these segments.
- Under future buildout conditions, study intersections are expected to operate at LOS E or better, with v/c ratios below 1.00.

Turn Lane Analysis

- The background turn lane analysis identified many left-turn lanes where the queue length is deficient. These turn lanes should be considered candidates for dual left-turn lanes.
- Based on turn lane analysis, the eastbound left-turn movement at SR 40/SW 80th Avenue and the eastbound left-turn movement at SR 40/I-75 northbound ramp have deficiencies exceeding 100 feet caused by project trips. The southbound left turn at SR 40 at SW 60th Avenue has nearly 100 feet deficiency feet caused by project.
- Turn lanes with a deficiency of less than 50 feet (2 car lengths) may be excluded from consideration for improvements, and the cost improving these turn lanes can be reallocated toward improving turn lanes with deficiencies (rounded to a car length) for the following turn lanes:
  - SR 40 at SW 80th Avenue: Eastbound Left Turn (150 feet)
  - SR 40 at SW 60th Avenue: Southbound Left Turn (100 feet) and Eastbound Left Turn (50 feet)
- The extension of the eastbound left turn lane storage length (deficiency rounded to a car length: 125 feet) at SR 40 at I-75 NB ramp and the westbound left turn lane storage length (deficiency rounded to a car length: 75 feet) at SR 40 at I-75 SB Ramp cannot be considered feasible. Because these two lanes are located in such a way increasing the storage length for one turn lane would

reduce the available space for the other. As a result, any improvements must consider this physical constraint.

Note that, under the 2030 no-build condition, the eastbound left turn lane storage length has a deficiency of 290 feet at SR 40 at I-75 NB ramp and the westbound left turn lane storage length has a deficiency of 415 feet at SR 40 at I-75 SB. For these movements, dual left turn lanes should be considered as an alternative.

- The development will provide a proportionate fair share, as estimated by Marion County, to mitigate these movements.

Supplemental Analysis – Year 2027

- The four intersections proposed by the county were analyzed. Under no-build conditions, all intersections operate at LOS D or better with v/c ratios below 1.00.
- Under buildout conditions, all intersections operate at an LOS E or better, and the eastbound, westbound, and northbound movements at SR 40/SW 80th Avenue are projected to operate over capacity (v/c > 1.00).
- All other intersections are anticipated to operate within acceptable v/c ratios under both scenarios. No additional improvements are proposed for 2027, as improvements have already been recommended in the 2030 No-Build Intersection Capacity Analysis.

Supplemental Analysis – Year 2045

- Under no-build conditions, all study intersections are projected to operate at LOS E or better, with all movements below v/c = 1.00.
- Under buildout conditions, the following movements are projected to exceed capacity:
    - Eastbound and westbound movements at SR 40/SW 80th Avenue (v/c = 1.10 and 1.15).
    - Westbound and northbound movements at SR 40/I-75 Southbound Ramp (v/c = 1.06 and 1.05).
    - Westbound, Northbound and southbound at US 27/ CR 225A (v/c: 1.03, 1.01 and 1.00 respectively)
- To address these, the following improvements have been proposed and evaluated based on 2045 buildout conditions:
    - Add an additional eastbound thru lane and increase cycle length from 120 to 160 seconds at SR 40/SW 80th Avenue.
    - Add an additional northbound left-turn lane at SR 40/I-75 Northbound Ramp.
    - Increase cycle length from 130 to 155 seconds at US 27/CR 225A.

This Instrument Prepared by and Return To:
W. James Gooding III
Gooding, Batsel, Hartley & MacKay
1531 SE 36th Avenue
Ocala, FL 34471

Rec. $_____

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA (the "Second Amendment"), is executed as of _____, 2026, (the "Second Amendment Effective Date") by and between (each a "Party" and collectively, the "Parties"):

- Marion County, Florida, a political subdivision of the State of Florida ("County"); and
- The following (individually and collectively, "Owner"): Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, Equestrian Operations, L.L.C., an Ohio limited liability company, Roberts Development Corporation, an Ohio corporation, and R.L.R. Investments, LLC, an Ohio limited liability company.

WHEREAS:

A. On or about June 6, 2018, Owner and its predecessors in title, and County entered into the *Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters for Golden Ocala (the "Original Agreement")* as recorded in OR Book 6791, page 105.[1]

B. Effective as of January 19, 2021, Owner and County entered into the *First Amendment to Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters, for Golden Ocala* as recorded in OR Book 7388, page 861. The Original Agreement, as amended by the First Amendment, is hereinafter referred to as the "Current Agreement."

C. On or about March 18, 2026, the Marion County Board of County Commissioners approved the following (the "2026 WEC Approvals") for the Property[2] some of which dealt with the subject matter of the Current Agreement: Ordinance Numbers _____, _____, and _____.

D. Owner and County now desire to further amend the Current Agreement pursuant to this Second Amendment.

E. County has provided its Notice of Intent to consider entering in this Second Amendment by notices published on the County's publicly accessible website pursuant to Section 20-3 of the County Code, on February 9, 2026, and _____, and by mailing a copy of the Notice of Intent to Owners, and to the persons and entities shown on the most recent Marion County Tax Roll to be

[1] All recording references refer to the public records, Marion County, Florida.
[2] Terms capitalized in this Second Amendment and not otherwise defined herein, have the same meaning herein as in the Current Agreement.

the owners of property lying within three hundred feet (300') of the boundaries of the Property which is the subject-matter of this Agreement, and by announcing the date, time, and place of the second hearing during the first hearing.

F. The County Commission held public hearings on February 18, 2026, and on March 18, 2026, to consider this Second Amendment, and found that this Second Amendment will further the objectives of the Community Planning Act, and that the development contemplated and permitted by this Second Amendment is consistent with the Marion County Comprehensive Plan and County LDR.

NOW, THEREFORE, in consideration of the mutual covenants contained herein (which are incorporated herein by reference), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Development Uses Permitted**. Paragraph 3.1 of the Original Agreement, as amended by paragraph 2 of the First Amendment, is further amended to read as follows:

3. **Development Uses Permitted**.

3.1 The development uses permitted on the Property pursuant to the Golden Ocala Approvals are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

2. **Traffic Management.**

2.1. Definitions:

2.1.1. Traffic Management Plan - "Traffic Management Plan" means a written operational plan describing how traffic associated with events at the WEC will be managed before, during, and after such events. The Traffic Management Plan shall identify anticipated event attendance levels, expected traffic volumes, ingress and egress routing, parking operations, coordination with law enforcement and emergency services, staffing assignments for traffic control personnel, use of

dynamic message boards or other traveler information systems, and contingency procedures for incidents, congestion, or roadway blockages. The Traffic Management Plan may incorporate one or more Traffic Control Plans necessary to implement specific traffic control operations on public roadways. The Traffic Management Plan shall be prepared in general accordance with a Traffic Demand Management study accepted by the County.

2.1.2. Traffic Control Plan – "Traffic Control Plan" means a plan or set of drawings signed and sealed by a professional engineer licensed in the State of Florida depicting the temporary traffic control devices, roadway lane configurations, signage, barricades, cones, variable message boards, law enforcement traffic posts, and other traffic control measures required to safely manage traffic on public roadways during events. The Traffic Control Plan shall conform to the applicable provisions of the Manual on Uniform Traffic Control Devices (MUTCD) and applicable County standards.

2.2. Owner shall comply with the provisions of this paragraph 2 concerning traffic management for all events at the WEC that are likely to necessitate traffic management methods that involve private use of public right-of-way.

2.3. No later than three months after the date this Amendment becomes effective under paragraph 6.2, Owner shall apply for a Right-of-Way Utilization Permit ("RUP") pursuant to Section 2.22.1. of the County Land Development Code to the County Engineer. The application shall include a Traffic Management Plan and Traffic Control Plan, signed and sealed by a professional engineer licensed in the State of Florida, identifying the proposed traffic management strategies, temporary traffic control devices, personnel assignments, and operational procedures necessary to safely manage traffic associated with events requiring the use of public right-of-way.

2.4. The County Engineer shall review the application and, upon acceptance of it, the County Engineer shall issue a RUP with conditions that may include the following, as determined by County Engineer:

2.4.1. The incorporation of one or more of the traffic management measures recommended in the *World Equestrian Center Traffic Demand Management Study* ("Traffic Management Study") dated October 18, 2025, as hereafter accepted by County Engineer.

2.4.2. The establishment of different levels of events based on the number and size of such events, and particularly the number of people or trips expected during a particular time period. The conditions shall establish the traffic management measures required by Owner for each level of event.

2.4.3. Contact information for an individual at the WEC with whom County Engineer or designee can communicate in the event of traffic problems during events.

2.4.4. The Traffic Management Plan and Traffic Control Plan submitted with the RUP shall identify operational procedures, traffic control devices, law enforcement coordination, and personnel required for implementation of traffic management during events, and shall be prepared in accordance with applicable standards,

including the Manual on Uniform Traffic Control Devices (MUTCD), and shall be signed and sealed by a professional engineer licensed in the State of Florida.

2.5. The RUP shall address traffic management measures and not additional traffic improvements.

2.6. The RUP shall contain provisions for Concert Uses as set forth in paragraphs 3.3 through 3.5.

2.7. Each RUP shall be for a duration of one (1) year, and may be renewed, or a new RUP obtained, for subsequent years. As part of each renewal, Owner shall submit an updated Traffic Management Plan and Traffic Control Plan, signed and sealed by an active professional engineer licensed in the State of Florida, reflecting anticipated event schedules, event levels, and any operational adjustments based on prior event experience. The County Engineer may require interim updates to the accepted plan if changes in event size, event frequency, or observed traffic operations warrant revisions.

2.8. If Owner and County Engineer are not able to agree upon the RUP conditions, Owner may request the County Commission to resolve the dispute.

2.9. It is not necessary to amend this Agreement, including paragraph 3, to issue or renew RUPs.

3. **Concert Uses**.

3.1. Paragraph 10 of the Original Agreement, and paragraph 6.2.2.b.1). of paragraph 6.2 of the Original Agreement, as amended by paragraph 5 of the First Amendment, are hereby deleted.

3.2. The WEC may be utilized for Concert Uses pursuant to the provisions of this paragraph 3.

3.3. Concert Uses may be held pursuant to a RUP and subject to the conditions of the RUP.

3.4. The RUP for the initial year shall:

3.4.1. Limit the number of Concert Uses for all facilities on the WEC that they are permitted for Concert Use by the PUD approved for the WEC to 8 per year; such limit shall apply to the Grand Outdoor Arena and Plaza or World Equestrian Center Stadium, (as such locations are depicted on Sheet 09.01 of the approved PUD Plan), and any indoor Concert Uses. After the initial year, RUPs for subsequent years may increase the number of such Concert Uses permitted based on operational experience and traffic conditions if accepted by the County Engineer and accepted by the County Administrator, however in no instance shall those concerts exceed 24 per year. For purposes of this paragraph, each individual day on which a Concert Use occurs shall count as one Concert Use, regardless of whether multiple performances involve the same artist, event promoter, or ticketed series.

3.4.2. Preclude more than two (2) Concert Uses taking place simultaneously, including the Grand Outdoor Arena and Plaza, the World Equestrian Center Stadium, and any indoor Concert Uses. RUPs for subsequent years may modify this provision

based on operational experience and traffic conditions if accepted by the County Engineer and approved by the County Administrator.

3.4.3. Concert Uses shall not be scheduled on more than two (2) consecutive days. Concert Uses scheduled for more than two (2) consecutive days shall require a special event permit pursuant to Article III of Chapter 10 of the County Code.

4. **Further Amendment to Agreement.**

4.1. Among other things, the Current Agreement concerns transportation concurrency and related matters.

4.2. In connection with the 2026 WEC Approvals, Owners submitted a *WEC Sports Complex Traffic Impact Analysis* (the "Traffic Study") prepared by Kittelson & Associates. County has approved the Traffic Study.

4.3. Within eight (8) months after the Second Amendment Effective Date, Owner shall submit to County a further amendment, or a new agreement, (either, the "Third Amendment") addressing the impact of the 2026 WEC Approvals on the County transportation system as well as additional issues deemed appropriate by Owner and County, and shall thereafter pursue approval of such Third Amendment with due diligence.

5. **Adopted Pursuant to Florida Local Government Development Agreement Act**. This Second amendment has been adopted pursuant to the "Florida Local Government Development Agreement Act" (codified at Sections 163.3220 through 163.3243, Florida Statutes (2025)).

6. **General Provisions**.

6.1. Notices. Paragraph 9.1 of the Original Agreement, as amended by paragraph 12.1 of the First Amendment, is further amended to read as set forth herein:

6.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under the Amended Agreement shall be in writing (including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this Second amendment Paragraph 6.1:

6.1.1.1. If to County: County Administrator, 601 SE 25th Avenue, Ocala, FL 34471; Email: Mounir.bouyounes@marionfl.org.

a. With a copy to: County Planning Director, 2710 E. Silver Springs Boulevard, Ocala, FL 34470; Email: chuck.varadin@marionfl.org.

b. With a copy to: County Attorney, 601 SE 25th Avenue, Ocala, FL 34471; Email: matthew.minter@marionfl.org.

6.1.1.2. If to Owner: Attn: Corporate Legal Department, 600 Gillam Road, Wilmington, Ohio 45177; email: none (do not use email for this address);

a. With a copy to: Don DeLuca, 7290 College Parkway, Suite 400, Fort Myers, FL 33907; email: ddeluca@rlcarriers.com.

b. With a copy to: W. James Gooding III, 1531 SE 36th Avenue, Ocala, FL 34471; email: jgooding@lawyersocala.com.

6.1.2. Each such Communication shall be deemed delivered:

6.1.2.1. On the date of delivery if by personal delivery with signed receipt thereof;

6.1.2.2. On the date of email transmission if by email (subject to Second amendment Paragraph 6.1.5); and

6.1.2.3. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.

6.1.2.4. Notwithstanding the foregoing, service by personal delivery delivered, or by email sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday, or legal holiday.

6.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with Second amendment Paragraph 6.1.2.

6.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.

6.1.5. Concerning Communications sent by email:

6.1.5.1. The Communication shall not be deemed to have been delivered if the sender receives a message from the sender's or the recipient's internet service provider or otherwise that the email was not delivered or received but, if the email was sent by the sender on the last day of a deadline or other time period established by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

6.1.5.2. If the sender receives an automatic reply message indicating that the recipient is not present to receive the email (commonly referred to as an "out of the office message"), the email shall not be deemed delivered until the recipient returns but, if the email was sent by the sender on the last day of a deadline or other time period established

by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

6.1.5.3. Any email that the recipient replies to, or forwards to any person, shall be deemed delivered to the recipient.

6.1.5.4. The sender must print the email to establish that it was sent (though it need not do so at the time the email was sent); and

6.1.5.5. The sender shall maintain the digital copy of the email in its email system for a period of no less than one year after it was sent.

6.2. Effective Date. This Second Amendment shall become effective upon the later of the following:

6.2.1. The recording of the fully executed Second Agreement in the Public Records of Marion County, Florida, as set forth in Section 163.3239, Florida Statutes; or

6.2.2. The date that the 2026 WEC Approvals become effective under applicable law including, without limitation, Section 163.3184, Florida Statutes.

7. **Effect on Current Agreement.** Except as expressly set forth herein, the Current Agreement is not amended or modified. All references herein or in the Current Agreement to "this Second amendment," "the Agreement," or similar terms shall be deemed to refer to the Amended Agreement.

THEREFORE, the Parties have executed this Second Amendment as of the Effective Date.

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SIGNATURES START ON NEXT PAGE

MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners

By: _____
Carl Zalak, III, Chairman

ATTEST:

_____
Gregory C. Harrell, Clerk of Court and Comptroller

For use and reliance of Marion County only, approved as to form and legal sufficiency:

_____
Matthew Guy Minter, County Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by Carl Zalak, III, as Chairman of the Board of County Commissioners of Marion County, Florida, a political subdivision of the State of Florida, on behalf of the County.

_____
Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Equestrian Operations, L.L.C., an Ohio limited liability company

_____
Witness

By: _____
_____
as _____

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Equestrian Operations, L.L.C., an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company

By: _____

_____

as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

R.L.R. Investments, LLC, an Ohio limited liability company

_____
Witness

By: _____
_____
as _____

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of R.L.R. Investments, LLC, an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Roberts Development Corporation, an Ohio corporation

By: _____

_____

as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Roberts Development Corporation, an Ohio corporation, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

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KITTELSON & ASSOCIATES

WORLD EQUESTRIAN CENTER TRAFFIC DEMAND MANAGEMENT STUDY

Marion County, Florida

October 22, 2025

Conclusions and Recommendations

The purpose of this study is to evaluate the existing and future conditions of high event days at the WEC, recommending countermeasures to mitigate operational and safety issues on private and public roadways in the area. Traffic circulation, operations, and safety can be improved by implementing these countermeasures, allowing large WEC events to continue to operate smoothly. Recommendations are proposed in the following three areas:

Traffic Operations

- To reduce delay at the intersection of NW 80th Avenue/SR 40, reconfigure the signal for the southbound left-turn movement to allow for protected + permissive phasing, construct right-turn lanes for the southbound and northbound movements, and increase the cycle length to 150 seconds.
- Extend the existing northbound and southbound left-turn pockets at the NW 80th Avenue/SR 40 intersection to meet current and future traffic demands.
- Modify access points on SR 40 to have full access/signalized intersection at NW 87th Ct Rd and two directional access points at NW 92nd Ave Rd and SR 85th Ave/NW 1st St Rd.

Maintenance of WEC Traffic – Staffing and Equipment

- Place available portable variable message signs in strategic locations surrounding the development to direct drivers toward one of the four alternate entrances.
- Deploy additional staffing and signage to direct drivers to open parking spaces throughout the development to improve internal circulation and reduce driver frustration.
- Continue dedicating all four lanes of the main entrance to inbound traffic during peak events, also delploying additional staff to each lane to more efficiently perform parking transactions and process the queue.

External Communications

- Employ an external communications campaign using social media, the WEC web site, and emails to help visitors plan in advance to use one of the four alternate entrances.
- Use partner programs to provide updated information for guests using GPS to access facilities.

2025/2026 – 2029/2030

MARION COUNTY
TRANSPORTATION IMPROVEMENT PROGRAM

MARION COUNTY BOARD OF COUNTY COMMISSIONERS

Kathy Bryant

KATHY BRYANT, CHAIRMAN

TIP2026

Date March 18, 2025

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MARION COUNTY BOARD OF COUNTY COMMISSIONERS
601 SE 25th AVENUE
OCALA, FLORIDA 34471

Commissioner Kathy Bryant, Chairman
District 2

Commissioner Carl Zalak, III, Vice Chairman
District 4

Commissioner Craig Curry
District 1

Commissioner Matt McClain
District 3

Commissioner Michelle Stone
District 5

INTRODUCTION

The Marion County Transportation Improvement Program (TIP) lists the anticipated projects throughout Marion County for the next five years. Types of projects are Capacity, Rehabilitation, Intersections and other miscellaneous maintenance such as guardrail, sidewalks, striping, etc. Activities undertaken on these projects usually include survey, design, right-of-way acquisition, and construction.

The TIP is revised on an annual basis prior to the budget completion. Every year the project costs and schedules are updated. Also, the five-year time frame is revised to reflect the addition of the new fiscal year and the new projects for that year.

The selection of all the projects listed in the TIP is based on information from the prior TIP, the Office of the County Engineer, Growth Services, and the Transportation Planning Organization (TPO) Long Range Plan. Rehabilitation projects, intersection improvement projects, and turn lanes are identified by the Office of the County Engineer. Construction of new lanes and new roads are identified by the Office of the County Engineer based on the TPO's approved Long Range Plan.

After staff at the Office of the County Engineer identifies the projects, a schedule is prepared according to the availability of funds over the five-year period. This schedule is then presented to the Board of County Commissioners for adoption.

PHASE CODES

The following codes are used to identify each phase of the project from start to finish.

Code	*Phase Information*
PER	Preliminary Engineering Report
DES	Design
ROW	Right-of-Way
CST	Construction

FUNDING CODES

The following codes are used to identify how each phase of the project is funded.

Code	*Fund Information*
GT	80% Gas Tax Construction (BM761541)
GT2	2nd Local Option Fuel Tax (BO762541)
IFE	Impact Fee - East (GA771541)
IFW	Impact Fee - West (GB772541)
ST	Sales Tax (VJ738541)
TM	Transportation Maintenance (BL760541)
BOND	Bond Funding

Capacity Projects

#	Name	Description	Phase Code	Fund Code	*Previous FYs Expended*	*Current FY Budget*	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
C1	**I-75 Bridge Expansion**			BOND				$54,000,000			
				ST		*$1,300,000*					
C2	**Emerald Rd Extension**	New 2 Lane	DES	IFE		*$200,000*					
	From: SE 92nd Loop	1.8 mi	DES	ST	*$422,641*	*$6,093*					
	To: Florida Northern Railroad		ROW	IFE	*$1,500,517*	*$214,934*					
			ROW	TM	*$328,480*	*$2,885*					
			ROW	ST		*$4,500,000*					
			CST	IFE	*$602,706*	*$4,776,531*					
			CST	ST		*$5,972,270*					
C3	**Marion Oaks Manor Extension**	Add 2 Lanes	DES	ST	*$117,032*	*$1,377,000*					
	From: SW 49th Ave	w/ I-75 Flyover	DES	IFW	*$27,138*	*$364,195*					
	To: S Hwy 475	5.45 mi	DES	IFE	*$89,895*	*$1,899*					
			DES	BOND			$5,000,000				
			ROW	BOND				$8,000,000			
			CST	BOND			$55,000,000				
C4	**NW/NE 35th St Ph 1B**	Add 2 Lanes	DES	ST		*$260,000*					
	From: 600' E of W Anthony Rd	0.9 mi	ROW	IFE	*$74,882*	*$3,025,118*	$2,000,000				
	To: NE Jacksonville Rd		ROW	BOND2	*$1,164,987*	*$93,750*					
			ROW	GT2	*$31,494*						
			ROW	ST		*$1,500,000*					
			CST	ST				$8,979,000			
C5	**NE 35th St Ph 2**	Add 2 Lanes	DES	IFE			$200,000				
	From: NE Jacksonville Rd	1.2 mi	ROW	IFE	*$803,283*	*$72,211*	$666,667	$1,333,333			
	To: NE 25th Ave		CST	ST					$9,000,000		
C6	**NE 35th St Ph 3**	Add 2 Lanes	DES	IFE			$345,000				
	From: NE 25th Ave	1 mi	ROW	IFE	*$402,509*	*$477,491*	$625,000	$700,000	$2,175,000		
	To: NE 36th Ave		CST	IFE						$2,000,000	
			CST	ST					$3,000,000	$3,891,000	
C7	**NE 35th St Ph 4 (Including NE 55th Ave)**	Add 2 Lanes	DES	ST					$1,277,000		
	From: NE 36th Ave	3.0 mi	ROW	ST							$6,504,000
	To: SR 40		CST	IFE							
			CST	ST							
C8	**NW 44th Ave**	Add 2 Lanes	DES	ST				$840,000			
	From: NW 63rd St	1.4 mi	ROW	ST		*$600,000*			$1,700,000		
	To: W Hwy 326		ROW	IFW					$1,000,000		
			CST	IFW						$1,800,000	
			CST	ST						$5,200,000	
C9	**NW 49th/35th St Ph 2B**	New 4 Lane Divided	CST	ST	*$23,948,516*	*$1,376,601*					
	From: NE 35th St	1.51 mi									
	To: N End of Limerock Pit										
C10	**NW 49th/35th St Ph 3**	New 4 Lane Divided	DES	GT2	*$233,150*	*$49,557*					
	From: NW Hwy 225A	3.4 mi	DES	ST	*$361,685*	*$452,315*					
	To: NW 44th Ave		ROW	IFW	*$5,204*	*$269,796*					
			ROW	TM		*$1,000,000*					
			ROW	ST	*$81,582*	*$6,818,418*					
			CST	IFW	*$18,261*	*$1,981,740*					
			CST	ST	*$2,492*	*$25,347,509*					
C11	**NW 60th Ave Extension**	New 4 Lane Divided	PER	IFW				$300,000			
	From: N US Hwy 27	1 mi	DES	IFW						$720,000	
	To: NW 49th St		ROW	IFW							$2,250,000
C12	**SW Hwy 484 Widening Ph 1**	Add 2 Lanes	PER	ST		*$1,200,000*					
	From: Marion Oaks Blvd	1.8 mi	DES	ST				$2,500,000			
	To: SW 16th Ave		ROW	ST						$14,040,000	
			CST	ST							$2,250,000
C13	**SW Hwy 484 Widening Ph 3**	Add 2 Lanes	PER	IFW					$572,400		
	From: SW Hwy 200	5.3 mi									
	To: Marion Oaks Pass										
C14	**SW 27th Ave**	Roundabout	DES	IFE	*$47,754*	*$717,499*					
	From: SW 66th St	at SW 66th St	DES	GT	*$332,145*	*$429,270*					
	To: 1.8 mi N of SW 66th St		ROW	IFE		*$189,600*					
			ROW	ST		*$750,000*					
			CST	ST		*$3,500,000*					
C15	**SW 27th Ave**	Elevate Roadway	CST	BOND			$13,800,000				
	From: SW 66th St	Add 2 Lanes									
	To: 1.8 mi N of SW 66th St	1.8 mi									
C16	**SW 38th/40th Street**	Add 2 Lanes	DES	IFW	*$314,981*	*$650,000*					
	From: SW 80th Ave	3.9 mi	ROW	IFW	*$1,914*	*$7,523,105*	$5,200,000				
	To: SW 43rd Ct		ROW	ST		*$2,700,000*	$2,200,000				
			CST	ST			$25,034,000	$15,000,000			
C17	**SW 49th/40th Ave Ph 1**	New 4 Lane Divided	ROW	ST	*$163,040*	*$1,036,961*					
	From: SW 66th St	1.7 mi	CST	IFW		*$8,215,093*					
	To: SW 42nd St		CST	ST	*$670,303*	*$9,880,060*					
C18	**SW 49th Ave - North**	New 4 Lane Divided	DES	IFW		*$2,491,970*					
	From: Marion Oaks Trail	3.4 mi	ROW	ST	*$10,946,795*	*$708,777*					
	To: SW 95th ST		ROW	BOND			$11,000,000				
			CST	BOND				$38,000,000			
C19	**SW 49th Ave - Segment F**	New 4 Lane Divided	ROW	ST	*$4,332,502*	*$2,481,524*					
	From: Marion Oaks Manor	1.6 mi	CST	ST	*$14,810*	*$5,860,190*					
	To: 0.7 mi S of SW Hwy 484										
C20	**SW 80th Ave - Segment 1**	Add 2 Lanes	DES	ST	*$16,604*	*$1,463,181*					
	From: SW 90th St	4.61 mi	DES	IFW	*$502,551*	*$1,711,449*					
	To: 1/2 mi N of SW 38th St		ROW	ST		*$6,091,140*					
			CST	IFW		*$6,150,000*					
			CST	ST			$18,200,000				

Capacity Projects

#	Name	Description	Phase Code	Fund Code	*Previous FYs Expended*	*Current FY Budget*	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
C21	**SW 80th Ave - Segment 2** From: 1/2 mi N of SW 38th St To: W Hwy 40	Add 2 Lanes 2 mi	DES	ST			$1,300,000				
			ROW	IFW				$2,000,000	$2,000,000		
			ROW	ST				$2,300,000			
			CST	ST							$9,000,000
C22	**NW 80th/70th Ave - Segment 3** From: W Hwy 40 To: N US Hwy 27	Add 2 Lanes 3.76 mi	ROW	ST	*$285,102*	*$7,462,578*					
			CST	ST	*$1,055,958*	*$24,087,055*					
C23	**SW 90th Street** From: SW 60th Ave To: 0.8 mi E of SW 60th Ave	New 2 Lane 0.8 mi	DES	IFW		*$70,000*					
			ROW	IFW		*$450,000*					
			CST	IFW		*$2,500,000*					

Rehabilitation Projects

#	Name	Description	Phase Code	Fund Code	*Previous FYs Expended*	*Current FY Budget*	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
R1	**Almond Rd** From: SE 58th Avenue To: SE 58th Avenue	Two Lane Minor Local Resurfacing 1.6 mi	CST	GT	*$705*	*$1,076,583*					
R2	**E Hwy 316** From: NE 175th St Rd To: NE Hwy 315	Two Lane Collector Resurfacing 4.7 mi	CST	ST					$3,558,899		
R3	**E Hwy 316** From: NE 180th Avenue Rd To: NE 152nd Court	Two Lane Collector Mill & Resurfacing 2.9 mi	CST	GT		*$1,000,000*					
			CST	GT2		*$1,000,000*					
R4	**E/S Hwy 25** From: SE Hwy 42 To: SW 141st Ln	Two Lane Collector Resurfacing 4.6 mi	CST	GT	*$5,000*	*$1,095,000*					
			CST	GT2		*$1,100,000*					
			CST	TM		*$1,000,000*					
R5	**N Magnolia Ave** From: E Hwy 329 To: NW 165th St	Two Lane Major Local Resurfacing 2 mi	CST	ST							$1,450,000
R6	**NE Hwy 314** From: NE 170th Ave Rd To: NE 127th St Rd	Two Lane Collector Resurfacing 4.79 mi	DES	GT			$525,000				
			CST	ST					$3,626,569		
R7	**NE Hwy 314** From: NE 127th St Rd To: NE Hwy 19	Two Lane Collector Resurfacing 2.7 mi	CST	ST					$2,055,112		
R8	**NE Hwy 314** From: SE 1st Street Rd To: E Hwy 40	Two Lane Collector Resurfacing 2.3 mi	CST	ST						$1,917,290	
R9	**NE Hwy 314** From: NE 52nd Place Rd To: NE 170th Avenue Rd	Two Lane Collector Resurfacing 7.2 mi	CST	GT2	*$3,528,629*	*$224,371*					
R10	**NE 7th Ave** From: NE 42nd St To: NE 49th St	Two Lane Minor Local Resurfacing 0.5 mi	CST	GT		*$267,567*					
R11	**NE 35th St/NE 60th Ct** From: NE 36th Ave To: E Silver Springs Blvd	Two Lane Collector Resurfacing 2.56 mi	CST	ST		*$1,100,000*					
R12	**NE 42nd Pl** From: NE 25th Ave To: NE 30th Ct	Two Lane Major Local Resurfacing 0.5 mi	CST	GT			$361,934				
R13	**NE 58th Ave** From: E Hwy 326 To: NE 90th St Rd	Two Lane Collector Resurfacing 3.1 mi	CST	GT		*$1,177,935*					
			CST	GT2		*$1,177,935*					
R14	**NE 90th St Rd** From: NE 58th Ave To: NE Hwy 315	Two Lane Collector Resurfacing 4.4 mi	CST	ST					$3,333,330		
R15	**NE 160th Ave Rd** From: E Hwy 316 To: NE 230th St	Two Lane Major Local Resurfacing 8.6 mi	CST	ST					$5,982,249		
R16	**NE 219th Ave Rd/ NE 226th Ave Rd** From: NE 127th St Rd To: NE 127th St Rd	Two Lane Major Local Resurfacing 2.25 mi	CST	ST							$1,631,250
R17	**NE 230th Ave/127th St Rd/203rd Ave Rd** From: E Hwy 314 To: E Hwy 316	Two Lane Major Local Resurfacing 4.5 mi	CST	ST					$3,137,398		
R18	**NW/NE 42nd St** From: W Anthony Rd To: NE Jacksonville Rd	Two Lane Minor Local Resurfacing 1.2 mi	CST	ST		*$870,000*					
R19	**NW Hwy 320** From: N Hwy 329 To: I-75	Two Lane Collector Resurfacing 3.2 mi	CST	ST	*$127,004*	*$1,923,236*					
R20	**NW 44th Ave** From: NW 60th St To: NW 73rd Pl	Two Lane Collector Mill & Resurfacing 1.04 mi	CST	ST		*$600,000*					
R21	**NW 49th/35th St** From: NW 35th Ave Rd To: City Limit	Two Lane Minor Local Mill & Resurfacing 1.5 mi	CST	GT		*$213,771*					
			CST	GT2		*$213,771*					
R22	**NW 60th Avenue** From: W Hwy 326 To: NW 100th St	Two Lane Collector Mill & Resurfacing 2 mi	CST	ST		*$1,217,806*					
R23	**NW 63rd Street** From: NW 44th Ave To: N US Hwy 441	Two Lane Major Local Mill & Resurfacing 2.71 mi	CST	GT	*$250*	*$1,625,750*					

Rehabilitation Projects

#	Name	Description	Phase Code	Fund Code	*Previous FYs Expended*	*Current FY Budget*	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
R24	**NW 80th Ave** From: NW Hwy 225 To: NW 145th St	Two Lane Collector Resurfacing 0.2 mi	CST	GT				$175,379			
R25	**NW 87th Ave Rd/NW 210th St** From: NW Hwy 320 To: N US Hwy 441	Two Lane Major Local Resurfacing 3.5 mi	CST	ST							$2,537,500
R26	**NW 100th St** From: NW Gainesville Rd To: N US Hwy 441	Two Lane Major Local Resurfacing 2.4 mi	CST	ST						$1,680,279	
R27	**NW 114th St** From: N US Hwy 441 To: N Magnolia Ave	Two Lane Major Local Resurfacing 1.45 mi	CST	GT					$1,021,106		
R28	**NW 125th St Rd/55th Ct Rd** From: NW Hwy 225A To: NW 118th St Rd	Two Lane Major Local Resurfacing 2.3 mi	CST	ST						$1,610,892	
R29	**NW 130th Ave** From: NW 35th St To: NW Hwy 464B	Two Lane Minor Local Resurfacing 1.5 mi	CST	GT2		*$772,701*					
R30	**NW 165th St** From: NW Gainesville Rd To: N US Hwy 441	Two Lane Collector Resurfacing 1 mi	CST	ST						$776,893	
R31	**NW 165th St** From: N US Hwy 301 To: NE Jacksonville Rd	Two Lane Collector Resurfacing 0.6 mi	CST	GT						$435,000	
R32	**NW 191st Pl** From: N US Hwy 441 To: Entrance of Parking Lot	Two Lane Collector Resurfacing 0.7 mi	CST	GT2						$551,325	
R33	**NW 193rd Street** From: N Hwy 329 To: N US Hwy 441	Two Lane Collector Mill & Resurfacing 4.3 mi	CST CST	GT GT2	*$905,340* *$1,731,056*	*$384,661* *$171,944*					
R34	**NW 217th Ct** From: NW 6th St To: NW 13th St	Two Lane Collector Resurfacing 0.6 mi	CST	GT2			$476,136				
R35	**NW 222nd Ter/20th St/225th Ave** From: NW 13th St To: NW 27th St	Two Lane Collector Resurfacing 1.3 mi	CST	ST						$1,002,461	
R36	**Pine Rd** From: Midway Rd To: SE Maricamp Rd	Two Lane Major Local Resurfacing 1.54 mi	CST CST	GT GT2				$541,777 $541,777			
R37	**SE/NE 1st St Rd** From: SE Hwy 314 To: NE 10th St Rd	Two Lane Collector Resurfacing 4.1 mi	CST	ST							$2,972,500
R38	**SE Sunset Harbor Rd/150th Ave/156th Pl Rd** From: S Hwy 25 To: SE 170th Ave	Two Lane Major Local Resurfacing 3.4 mi	CST	ST						$2,374,145	
R39	**SE 27th Place Rd** From: S Hwy 314A To: SE 173rd Terr	Two Lane Major Local Resurfacing 2 mi	CST	ST						$1,402,732	
R40	**SE 30th Ct** From: SE Hwy 484 To: End of Pavement	Two Lane Collector Resurfacing 0.5 mi	CST	GT2		*$400,947*					
R41	**SE 30th Ct** From: SE 62nd St To: SE 52nd St	Two Lane Collector Resurfacing 0.7 mi	CST	GT				$507,500			
R42	**SE 55th Avenue Rd** From: SE Hwy 484 To: SE Abshier Blvd	Two Lane Minor Local Resurface & Sidewalks 0.9 mi	CST CST	TM GT			$547,000 $125,000				
R43	**SE 62nd St/SE 36th Ave** From: S Pine Ave To: SE 73rd St	Two Lane Collector Resurfacing 1.7 mi	CST	GT						$1,303,219	
R44	**SE 79th St** From: SE 41st Ct To: Juniper Rd	Two Lane Collector Resurfacing 0.3 mi	CST	GT		*$250,568*					
R45	**SE 92nd Ct/109th Ln/90th Ct** From: E Hwy 25 To: SE 110th St Rd	Two Lane Major Local Resurfacing 1.4 mi	CST	ST						$986,413	
R46	**SE 93rd Pl** From: SE 183rd Ave Rd To: SE 187th Ter	Two Lane Collector Resurfacing 0.3 mi	CST	GT2				$250,568			
R47	**SE 95th St** From: S Magnolia Ave To: SE 7th Ave	Two Lane Collector Resurfacing 0.5 mi	CST	GT		*$400,947*					
R48	**SE 113th St Rd** From: Bay Rd To: Fisher Rd	Two Lane Major Local Resurfacing 1.69 mi	CST	ST			$1,187,634				
R49	**SE 122nd Pl** From: SE Hwy 464 To: SE 135th Ave	Two Lane Major Local Resurfacing 0.75 mi	CST	ST							$543,750
R50	**SE 140th Ave/SE 155th St** From: SE Sunset Harbor Rd To: S Hwy 25	Two Lane Collector Resurfacing 0.85 mi	CST	GT2				$664,109			
R51	**SE 147th Place** From: S US Hwy 301 To: S US Hwy 441	Two Lane Collector Full-Depth Reclamation 2.1 mi	CST	ST				$3,000,000			

Rehabilitation Projects

#	Name	Description	Phase Code	Fund Code	*Previous FYs Expended*	*Current FY Budget*	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
R52	**SE 183rd Avenue Rd** From: SE 95th St Rd To: SE 180th Ave Rd	Two Lane Major Local Resurfacing 2 mi	CST	ST						$1,402,732	
R53	**SW 27th Ave** From: SW 66th St To: 500' S of SW 55th St Rd	Two Lane Collector Resurfacing 0.65 mi	CST 	GT GT2		*$378,000* *$378,000*					
R54	**SW 35th Street/SW 7th Ave Rd** From: SW 63rd Street Rd To: SE 3rd Avenue	Two Lane Major Local Resurfacing 2.6 mi	CST CST	GT GT2		*$780,000* *$780,000*					
R55	**SW 38th Ave/SW 3rd St/SW 40th Ave** From: SW 38th Ct To: W Hwy 40	Two Lane Collector Resurfacing 1.9 mi	CST	GT2		*$1,116,000*					
R56	**SW 43rd Ct** From: SW College Rd To: SW 32nd Pl/End of Cty Maint	Two Lane Collector Resurfacing 0.91 mi	CST	GT2		*$709,223*					
R57	**SW 62nd Ave Rd** From: SW 65th Ave Rd To: SW 95th St	Two Lane Major Local Resurfacing 2.2 mi	CST	ST				$1,595,000			
R58	**SW 85th Ave/SW 145th St/SW 79th Terr** From: SW 155th St To: Marion Oaks Pass	Two Lane Major Local Resurfacing 2.6 mi	CST	ST							$1,885,000
R59	**SW 85th St/35th Ave** From: SW 27th Ave To: End of Pavement	Two Lane Major Local Resurfacing 1.25 mi	CST	ST						$882,333	
R60	**SW 99th Pl** From: S US Hwy 41 To: SW 190th Ave Rd	Two Lane Major Local Resurfacing 1.1 mi	CST	ST			$778,252				
R61	**SW 100th Ave** From: SW 110th St To: SW 105th St	Two Lane Collector Resurfacing 0.5 mi	CST	GT2			$400,947				
R62	**SW 105th Ave/105th St** From: SW 110th St To: SW Hwy 200	Two Lane Major Local Resurfacing 2.1 mi	CST	ST						$1,472,119	
R63	**SW 105th Ave** From: End of Pavement To: SW 110 St	Two Lane Collector Resurfacing 0.4 mi	CST	GT2					$325,757		
R64	**SW 110th Ave/110th St** From: SW Hwy 484 To: SW Hwy 200	Two Lane Major Local Resurfacing 2.4 mi	CST	ST						$1,680,279	
R65	**SW 125th Ave** From: W Hwy 40 To: W Hwy 328	Two Lane Minor Local Resurfacing 0.61 mi	CST CST	GT GT2		*$183,000* *$183,000*					
R66	**SW 128th Ave/SW 129th Terr Rd** From: SW Hwy 484 To: SW 100th Ln	Two Lane Major Local Resurfacing 1.8 mi	CST CST	GT GT2		*$540,000* *$540,000*					
R67	**SE 129th Ct/SE 120th St** From: SE 122nd Pl To: SE 135th Ave	Two Lane Major Local Resurfacing 0.8 mi	CST	ST							$580,000
R68	**SW 140th Ave** From: W Hwy 40 To: W Hwy 328	Two Lane Major Local Resurfacing 2 mi	CST	ST						$1,402,732	
R69	**Teak Rd** From: Banyan Rd To: Cherry Pass	Two Lane Minor Local Resurfacing 1.1 mi	CST	GT	*$470*	*$773,049*					
R70	**W/E Hwy 316** From: N US Hwy 441 To: NE Jacksonville Rd	Two Lane Collector Resurfacing 3.37 mi	CST	ST				$2,558,880			
R71	**W/E Hwy 318** From: NW 24th Ave To: N US Hwy 301	Two Lane Collector Resurfacing 3.6 mi	CST	ST					$2,731,816		
R72	**W Hwy 316** From: N Hwy 329 To: N US Hwy 441	Two Lane Collector Resurfacing 5.38 mi	CST	ST					$4,070,186		
R73	**W Hwy 329** From: W Hwy 316 To: NW 193rd St	Two Lane Collector Resurfacing 5.5 mi	CST	ST					$4,160,414		
R74	**W Hwy 329** From: NW Gainesville Rd To: W Hwy 318	Two Lane Collector Resurfacing 4.7 mi	CST	ST							$3,407,500
R75	**Rehab Design & Inspection**			ST			$1,600,000	$1,648,000	$1,697,440	$1,748,363	$1,800,814

Intersection Projects

#	Name	Description	Phase Code	Fund Code	*Previous FYs Expended*	*Current FY Budget*	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
I1	**Dogwood Rd at SE 58th Ave**	Extend Turn Lane	DES CST	IFE IFE				$66,000 $253,000			
I2	**NE Hwy 314 at E Hwy 40**	Add Turn Lane	DES ROW CST	IFE IFE IFE				$240,000 $10,000 $495,000			
I3	**NW 80th Ave at W Hwy 40**	Intersection Improvement	ROW CST	ST ST	*$6,752,236*	*$577,764* *$6,171,163*					
I4	**SE Hwy 42 at SE 182nd Ave Rd**	Add Turn Lanes	CST	TM	*$965,666*	*$78,012*					
I5	**SE Hwy 42 at SE 452**	Install Overhead Flashing Beacon Install Street Lighting Add Turn Lane	DES ROW CST	ST ST ST				$300,000 $10,000 $1,150,000			

Intersection Projects

#	Name	Description	Phase Code	Fund Code	*Previous FYs Expended*	*Current FY Budget*	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
I6	**SE Hwy 42 at 800' West of S US Hwy 301**	Add Turn Lane	DES	GT2						$120,000	
			ROW	GT2						$100,000	
			CST	GT2						$460,000	
I7	**SE Hwy 42**	Add Turn Lanes at	DES	IFW				$375,000			
	From: SW 102nd Ct Rd	SW 102nd Ct Rd and SW 105th Ave	ROW	IFW				$150,000			
	To: SW 105th Ave	Close SE 104th Terr	CST	IFW				$1,437,000			
I8	**S Magnolia Ave at SE 80th St**	Intersection Improvement	DES	IFE		*$200,000*					
			ROW	IFE		*$511,272*					
			CST	ST				$3,475,000			
I9	**SE Maricamp Rd at Baseline Rd**	New Interchange	DES	ST				$3,600,000			
I10	**SE 147th Place at S US Hwy 441**	Add Turn Lane	DES	IFE					$135,000		
			ROW	IFE					$150,000		
			CST	IFE					$517,500		
I11	**SW Hwy 484 at Marion Oaks Blvd**	Add Turn Lanes Signal Modifications	DES	IFW	*$103,138*	*$7,752*					
			ROW	IFW		*$40,000*					
			CST	IFW		*$120,000*					
			CST	TM		*$356,167*					
I12	**SW Hwy 484 at SW 95th Circle**	Signal Modifications	DES	ST				$240,000			
			ROW	ST				$20,000			
			CST	ST				$920,000			
I13	**SW Hwy 484 at SW 135th St Rd**	Add Turn Lanes Signal Modifications	DES	IFW	*$81,169*	*$7,536*					
			CST	IFW		*$184,869*					
			CST	TM		*$293,194*					
I14	**SW Hwy 484 at SW 140th Avenue**	Signal Modifications	DES	ST				$240,000			
			ROW	ST				$20,000			
			CST	ST				$920,000			
I15	**SW 49th/40th Ave at SW 66th St**	New Traffic Signal	CST	IFW		*$480,000*					
			CST	ST		*$947,448*					
I16	**SW 60th Ave**	Signalization Projects	CST	TM	*$128,700*						
	From: SW 90th St		CST	GT	*$31,655*						
	To: SW 80th St		CST	IFW	*$80,000*	*$581,299*					
I17	**SW 103rd Street Rd at SW 62nd Avenue**	Roundabout	CST	ST						$1,000,000	
			CST	ST						$75,000	
			CST	ST						$3,800,000	

Miscellaneous Projects

#	Name	Description	Phase Code	Fund Code	*Previous FYs Expended*	*Current FY Budget*	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
M1	**Belleview to Greenway Trail**	New Bike/Walk Trail with Resurfacing	DES	TM			$265,000				
	From: US 441	0.9 mi	CST	TM					$868,700		
	To: SE 105th Place		CST	GT2					$400,000		
M2	**Bridge 364012 & 364150 Repairs**	Repair Bridges	CST	ST		*$2,128,355*					
M3	**Cross Florida Greenway Trail**	New Bike/Walk Trail	CST	TM	*$1,566*	*$896,512*	$5,600,000				
	From: Baseline Trailhead	6.8 mi									
	To: Santos Trailhead										
M4	**CR 475A Safety Improvements**	High-Friction Surface Treatment	PER	TM			$350,000				
	From: SW 109th Place	Pave Shoulders	CST	TM					$1,563,000		
	To: SW 106th Street										
M5	**CR 484/Pennsylvania Ave**	New Sidewalk / Trail	DES	TM	*$372,826*	*$37,174*					
	Multi Modal-Trail		CST	TM		*$2,162,000*					
M6	**Florida Crossroads Commerce Park**	Internal Road Extension	DES	TM	*$88,996*	*$653,805*					
	SW 145th Place Rd Extension	Grant Funded	CST	TM		*$3,000,000*					
M7	**Marion Oaks Horizon Sidewalks**	New Sidewalks	DES	TM		*$58,000*					
		0.9 mi									
M8	**NE 7th Street**	New Sidewalks	DES	SWF				$225,000			
	From: NE 36th Ave	2 mi	CST	GT					$660,000		
	To: SR 35		CST	SWF				$100,000	$100,000		
M9	**SE 92nd Loop Landscaping**	Landscaping	CST	BOND2		*$468,055*					
M10	**SE 100th Ave Safety Improvements**	Pave Shoulders	PER	TM			$260,000				
	From: SE 144th Street	Install Signage	CST	TM					$997,000		
	To: SE 130th Street										
M11	**SW 103rd Street Rd**	New Sidewalks	DES	GT				$450,000			
	From: SW Hwy 200	3.8 mi	CST	GT2					$862,500		
	To: SW 49th Ave		CST	SWF				$462,500			
M12	**City Projects**	Misc Projects	CST	GT2		*$500,000*					
M13	**Guardrail**	Guardrail Installation	CST	GT		*$50,000*	$100,000	$100,000	$100,000	$100,000	$100,000
		and Upgrade									
M14	**Misc ADA Sidewalk Improvements**	ADA Retrofits	CST	GT		*$75,000*	$75,000	$75,000	$75,000	$75,000	$75,000
M15	**Misc Bridge Repair**	Bridge Maintenance	CST	GT		*$500,000*	$500,000	$500,000	$500,000	$500,000	$500,000
M16	**Misc Traffic Improvements**	Signal Modifications, Intersection	CST	GT		*$500,000*	$500,000	$500,000	$500,000	$500,000	$500,000
		Improvements, Timing, Repairs	CST	GT2			$200,000	$200,000	$200,000	$200,000	$200,000
M17	**Misc Road & Drainage Repair**	Misc Repairs	CST	GT		*$500,000*	$500,000	$500,000	$500,000	$500,000	$500,000
M18	**Misc ROW Purchases**	Misc ROW	ROW	GT2			$500,000	$500,000	$500,000	$500,000	$500,000
M19	**Misc Sidewalk Projects**	New Sidewalks	CST	SWF		*$350,000*					
M20	**Striping**	Replace Pavement	CST	GT		*$500,000*	$500,000	$500,000	$500,000	$500,000	$500,000
		Markings & RPMs									
M21	**Pavement Preservation**	Chip Seal, Fog Seal, Cape Seal,	CST	GT		*$500,000*	$400,000	$400,000	$400,000	$400,000	$400,000
		Microsurfacing, Asphalt Sealant,	CST	GT2			$400,000	$400,000	$400,000	$400,000	$400,000
		Rejuvenator, Overlays, etc.	CST	ST		*$1,000,000*	$1,250,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000
M22	**Signal Connectivity Upgrade**	Upgrade Fiber	CST	ST			$750,000	$1,000,000	$1,000,000	$2,000,000	$2,000,000

Transportation Maintenance (BL761541)	Fund Code	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Begin Balance	TM	$17,373,495	$16,458,491	$16,113,691	$16,297,791	$17,058,178
Revenues	TM	$18,259,996	$19,400,200	$20,516,200	$21,697,200	$22,953,200
CR 475A Safety Improvements	TM	$350,000		$1,563,000		
SW 100th Ave Safety Improvements	TM	$260,000		$997,000		
Cross Florida Greenway Trail TIP000024	TM	$5,600,000				
Belleview to Greenway Trail	TM	$265,000		$868,700		
SE 55th Avenue Rd	TM	$547,000				
Operating Expenditures	TM	$19,000,000	$19,570,000	$20,157,100	$20,761,813	$21,384,667
Sun Tran Expenditures	TM	$175,000	$175,000	$175,000	$175,000	$175,000
Project Expenditures	TM	$7,022,000	$0	$3,428,700	$0	$0
End Balance	TM	**$16,458,491**	**$16,113,691**	**$16,297,791**	**$17,058,178**	**$18,451,710**

80% Gas Tax Construction (BM761541)	Fund Code	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Begin Balance	GT	$569,823	$982,889	$1,023,233	$1,147,127	$1,303,908
Revenues	GT	$4,000,000	$4,290,000	$4,380,000	$4,470,000	$4,560,000
Expenditures	GT	$3,586,934	$4,249,656	$4,256,106	$4,313,219	$2,575,000
End Balance	GT	**$982,889**	**$1,023,233**	**$1,147,127**	**$1,303,908**	**$3,288,908**

2nd Local Option Fuel Tax (BO762541)	Fund Code	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Begin Balance	GT2	$1,219,093	$1,702,289	$2,019,211	$2,273,510	$2,961,065
Revenues	GT2	$2,460,279	$2,873,376	$2,942,556	$3,018,880	$3,077,532
Expenditures	GT2	$1,977,083	$2,556,454	$2,688,257	$2,331,325	$1,100,000
End Balance	GT2	**$1,702,289**	**$2,019,211**	**$2,273,510**	**$2,961,065**	**$4,938,597**

Sidewalk Construction Fund (BP763541)	Fund Code	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Begin Balance	SWF	$583,977	$731,977	$106,477	$174,477	$349,477
Revenues	SWF	$148,000	$162,000	$168,000	$175,000	$182,000
Expenditures	SWF	$0	$787,500	$100,000	$0	$0
End Balance	SWF	**$731,977**	**$106,477**	**$174,477**	**$349,477**	**$531,477**

Impact Fee - East (GA771541)	Fund Code	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Begin Balance	IFE	$4,816,414	$5,235,747	$5,778,414	$6,000,914	$6,660,914
Revenues	IFE	$4,256,000	$3,640,000	$3,200,000	$2,660,000	$2,270,000
Expenditures	IFE	$3,836,667	$3,097,333	$2,977,500	$2,000,000	$0
End Balance	IFE	**$5,235,747**	**$5,778,414**	**$6,000,914**	**$6,660,914**	**$8,930,914**

Impact Fee - West (GB772541)	Fund Code	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Begin Balance	IFW	$3,790,760	$4,234,710	$4,802,710	$5,360,310	$6,370,310
Revenues	IFW	$5,643,950	$4,830,000	$4,130,000	$3,530,000	$3,010,000
Expenditures	IFW	$5,200,000	$4,262,000	$3,572,400	$2,520,000	$2,250,000
End Balance	IFW	**$4,234,710**	**$4,802,710**	**$5,360,310**	**$6,370,310**	**$7,130,310**

Sales Tax (VJ738541)	Fund Code	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Expenditures	ST	**$52,299,886**	**$52,315,880**	**$52,330,413**	**$52,345,663**	**$38,562,314**

Unfunded Capacity Projects

These roads are known to have current or future potential capacity failures in the Ocala/Marion Transportation Planning Organization's Congestion Management Process report. Funding is not currently available in the 5-year TIP to address these failures.

W Hwy 318
From County Line to I-75

SE Maricamp Rd
From SE 58th Ave to Emerald Rd

E Pennsylvania Ave
From US Hwy 41 to Lake Shore Dr

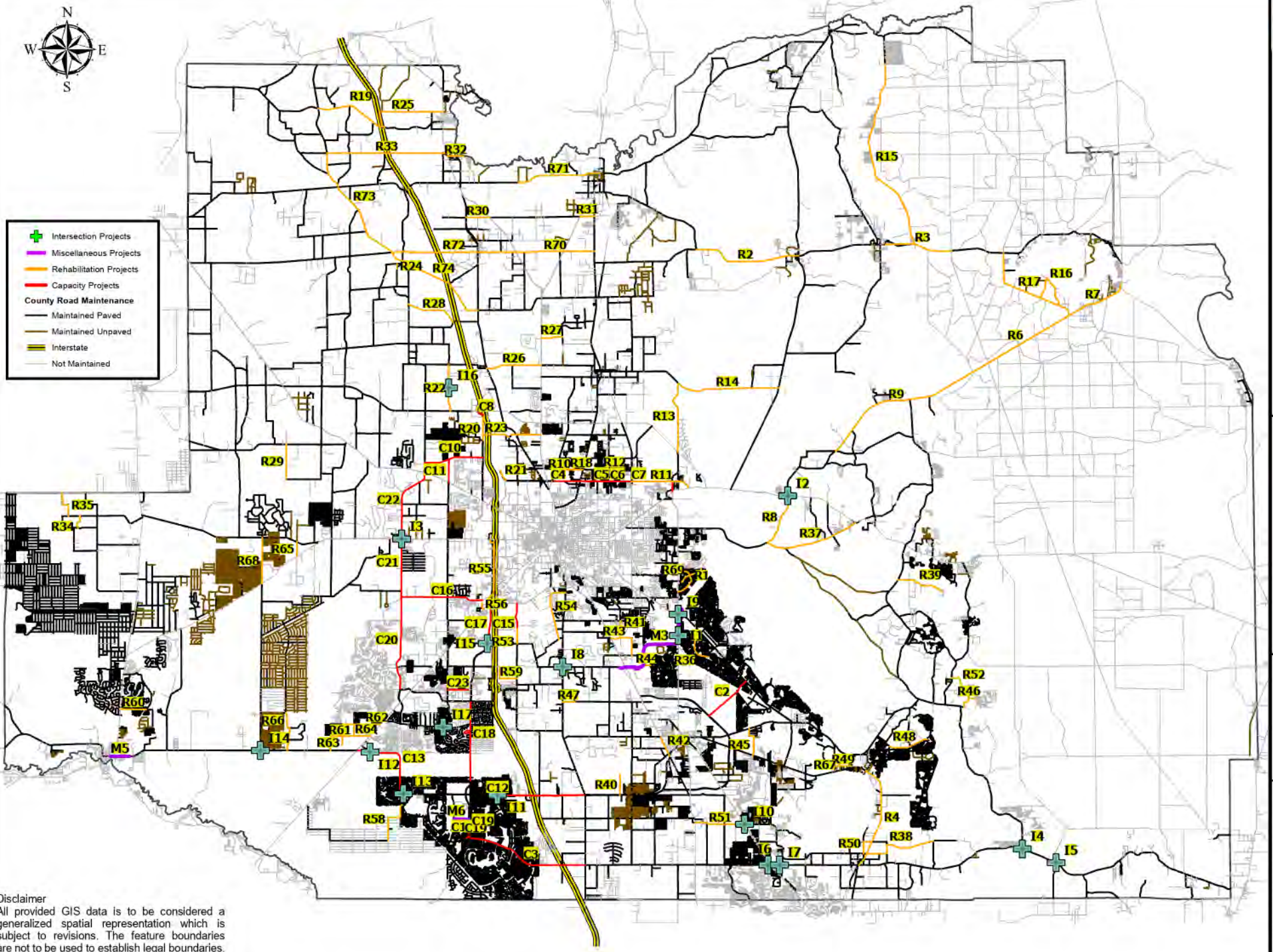
SE 110th Street
From SE 36th Ave to S US Hwy 441

SE 24th St/SE 49th Avenue
From SE 36th Ave to SE 50th Terr

SE 44th Avenue
From SE 52nd St to SE 38th St

SE 92nd Place Rd
From US 441 to SR 35

SW 66th Street
From SW College Rd to SW 27th Ave



Disclaimer
All provided GIS data is to be considered a generalized spatial representation which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information, contact the appropriate county department or agency. This information is provided as a visual representation for legal boundaries.

Marion County 5-Year T.I.P (FY 2025/26 - FY 2029/30)

Map Location: \\mbcc1\dfs\GIS_TR\Jason.Freeman\Projects\TIP\TIP & Map

Author: Jason F.
Printed: 02/25/2025

Marion County Office of the County Engineer
Asset Management Section
412 SE 25th Avenue
Ocala, FL 34471

FLORIDACOMMERCE

Ron DeSantis GOVERNOR
J. Alex Kelly SECRETARY

October 3, 2025

The Honorable Kathy Bryant
Chair, Marion County
Board of County Commissioners
601 SE 25th Avenue
Ocala, Florida 34471

Dear Chair Bryant,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Marion County (Amendment No. 25-02DRI), which was received on August 4, 2025. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce has identified an objection and has included recommendations regarding measures that can be taken to address the objection. FloridaCommerce is also providing a comment. The comment is offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The County should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for final adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within the working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

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850.245.7105 | www.FloridaJobs.org | Twitter: @FLACommerce

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FloridaCommerce staff is available to assist the County to address the objection and comment. If you have any questions related to this review, please contact Avian Williams, Planning Analyst, by telephone at (850) 717-8504 or via email at Avian.Williams@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/aw

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Christopher Rison, Senior Planner, Marion County Growth Services
Kenneth Weyrauch, Deputy Director, Marion County Growth Services
John Patterson, Planner III, East Central Florida Regional Planning Council

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Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Marion County, 25-02DRI

The Florida Department of Commerce ("FloridaCommerce") has identified one objection and a comment regarding Marion County's (the "County") proposed comprehensive plan amendment. The objection and comment are provided below, along with recommended actions the County could take to resolve issues of concern. If the County adopts the plan amendment without adequately addressing the objection, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the County to address the objection and comment.

I. Objections

Objection 1: Lack of Demonstrated Public Facilities

The proposed amendment is not supported with adequate data and analysis to demonstrate that the public facility improvements needed for the World Equestrian Center ("WEC") land use allowed by the proposed amendment on the subject site have been identified and that the improvements have been included in the comprehensive plan and adequately planned for as required in section 163.3177(1)(f), F.S. The amendment is not based upon surveys, studies and data regarding the amendment site including the availability of water supplies, public facilities and services as required in sections 163.3177(6)(a), 163.3177(6)(b) and 163.3177(6)(c), F.S.

Potable Water and Sanitary Sewer
The analysis provided in the transmittal package states that the site is within the Marion County Utilities jurisdiction and is eligible for utility services. Additionally, it is stated that the site is adjacent to existing infrastructure, however this infrastructure does not extend fully into the subject site. Although this information is given, there is no supporting data and analysis demonstrating that there is enough capacity, or planned improvements, to serve for the demands of the proposed 250.86-acre designation change to the WEC Future Land Use.

Transportation
A traffic analysis and a traffic methodology for the analysis to be conducted by the applicant were included within the transmittal package. The analysis that was provided related to road conditions and improvements for west Marion County. However, a full analysis for the specific site showing the full impacts of the site on traffic has not been completed and included within the amendment package.

Capital Improvements
The Capital Improvements Element was not updated to reflect the needed public facilities improvements that would be necessary for this amendment. The County mentions within the amendment package that public facilities infrastructure does not fully extend into the subject site and an alternative means to providing public facilities may be necessary until connection can occur. However, the proposed improvements and timeframe of the improvements are not outlined within the data and analysis.

Statutory Authority: 163.3177(1)(f), 163.3177(2), 163.3177(3), 163.3177(6)(a), 163.3177(6)(b), 163.3177(6)(c), 163.3184(2), and 163.3184(4), F.S.

Recommendation: Amendment 25-01DRI, that is running concurrently with this amendment, proposes to allow sports facilities within the WEC and increases the development entitlements for non-residential uses. Considering the potential increase in development potential, the County should clarify which project description will be the effective controlling land use description for the site. The County must support the proposed amendment with adequate data and analysis to demonstrate the effects of the development on public facilities. They must also identify public facility improvements needed for the land use allowed by the proposed amendment on the subject site and that the improvements have been included in the Comprehensive Plan. The proposed amendment must be based upon surveys, studies and data regarding the amendment stie, including the availability of water supplies, public facilities, and services.

II. Comments

Comment 1: Intergovernmental coordination

FloridaCommerce recommends that the County coordinate with the South Florida Water Management District regarding their comments dated August 27, 2025. Additionally, FloridaCommerce recommends that the County work with the St. Johns River Water Management District in updating their Water Supply Facilities Work Plan. Should the transportation analysis conducted find significant impacts to transportation facilities, FloridaCommerce recommends that the County coordinate with the Florida Department of Transportation in traffic mitigation efforts.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

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ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

Harris, Donna

From:	Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent:	Friday, August 29, 2025 4:57 PM
To:	DCPexternalagencycomments
Cc:	Rison, Christopher; kenneth.weyrauch@marionfl.org; Williams, Autumn
Subject:	[EXTERNAL] - Marion County proposed comprehensive plan amendments 25-01DRI and 25-02DRI
Attachments:	RE: Marion County 10 Year WSP; RE: Marion County 10 Year WSP; Marion County 10 Year WSP

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

Dear Mr. Stansbury and Ms. Harris,

St. Johns River Water Management District (SJRWMD) staff have reviewed Marion County proposed comprehensive plan amendments 25-01DRI and 25-02DRI in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, SJRWMD staff have no comments on the proposed amendment. Please note that the County is within the boundaries of both the SJRWMD and Southwest Florida Water Management District. The Southwest Florida Water Management District will provide their comments in a separate response.

However, as a reminder, SJRWMD approved the 2022 Central Springs/East Coast Regional Water Supply Plan (CSEC RWSP) in February 2022. Subsequently, in accordance with Section 163.3177(6)(c)4, *Florida Statutes*, the County was required to adopt an updated Water Supply Facilities Work Plan (WSFWP) and related comprehensive plan amendment within 18 months of approval of the 2022 CSEC RWSP (i.e., by August 2023). Although SJRWMD and County representatives had previously coordinated on the County's efforts to adopt an updated WSFWP, the last point of related communication received by SJRWMD on that effort was in December 2023 (see attached emails). Therefore, SJRWMD is also providing this reminder about the requirement for the County to adopt an updated WSFWP and related comprehensive plan amendment.

If you have any questions or need additional information, please contact me. Please note that all proposed and adopted comprehensive plan amendments can be submitted to SJRWMD by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
Email: sfitzgib@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

www.sjrwmd.cc

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this link

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at http://www.sjrwmd.com/lobbyist/

Harris, Donna

From:	Baysinger, Samantha <Samantha.Baysinger@MyFWC.com>
Sent:	Wednesday, August 27, 2025 11:31 AM
To:	Kenneth.Weyrauch@marionfl.org
Cc:	Conservation Planning Services; Hannan, Catherine; DCPexternalagencycomments; Gruver, Pamela
Subject:	[EXTERNAL] - FWC's Comments on Marion County 25-02DRI (Golden Ocala Maps)

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Dear Mr. Weyrauch,

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Samantha Baysinger
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
(850) 354-3578

Marion County 25-02DRI_63611

Harris, Donna

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Friday, August 29, 2025 2:48 PM
To: DCPexternalagencycomments
Cc: Plan_Review
Subject: [EXTERNAL] - Marion County 25-02DRI Proposed

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To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth

Re: Marion County 25-02DRI – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

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170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

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Kelly S. Rice
Former Chair, Citrus, Lake, Levy, Sumter
Michelle Williamson
Former Chair, Hillsborough
Josh Gamblin
DeSoto, Hardee, Highlands
James Holton
Pinellas
Dustin Rowland
Pasco
Robert Stern
Hillsborough
Jim Turner
Charlotte, Sarasota
Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

August 27, 2025

Ms. Yazmin Valdez, Deputy Bureau Chief
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

Subject: **Marion 25-2DRI**

Dear Ms. Valdez:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package which includes a map amendment identified as 25-L02(D). We offer the following technical assistance comment for consideration.

Regional Water Supply

1. The amendment appears to involve an increase in development intensity. Consequently, it should be supported by data and analysis demonstrating the availability of adequate potable water capacity to meet the additional demand due to the land use change, pursuant to Chapter 163.3177(6)(a)8.a., F.S., and Department of Economic Opportunity (DEO) guidelines (see page 4, item "B of DEO's publication entitled *A Guide To The Data And Analysis To Support Comprehensive Plan Amendments*). A copy of the Guide is available at the following link:

   http://www.floridajobs.org/community-planning-and-development/programs/technical-assistance/planning-initiatives/natural-resource-planning/water-supply-planning

Floodplains and Floodprone Areas/Wetlands and Other Surface Waters

2. No comments.

The following comments address regulatory matters:

- According to District records, there are existing wells on the site. If these wells are no longer proposed for use, they would need to be properly abandoned in accordance with the requirements of Rule 40D-3.531, F.A.C. For assistance or additional information, please contact Dave Arnold, well construction manager, at (813) 985-7481 or davidn.arnold@watermatters.org.

- A preapplication meeting with District Environmental Resource Permit (ERP) staff is encouraged prior to any site work. For assistance or additional information concerning the District's ERP program, please contact Rob McDaniel, ERP evaluation manager, at (813) 985-7481 or rob.mcdaniel@watermatters.org.

We appreciate this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analysis. If you have any questions or require further assistance, please do not hesitate to contact me at (352) 269-6937 or james.golden@watermatters.org.

Sincerely,

James J. Golden, AICP
Senior Planner

JG
cc: Lindsay Weaver, DEP
Carrieann Adkins, SWFWMD
Dave Arnold, SWFWMD
Rob McDaniel, SWFWMD
Kenneth Weyrauch, Marion County

Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2026-22290 **Agenda Date:** 3/18/2026 **Agenda No.:** 1.2.3.

SUBJECT:
250606ZP - Golden Ocala Equestrian Land, LLC, et. al., requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, to Amend Two Existing Planned Unit Development (PUD) Projects to Combine the PUDs into a Single United PUD and Amend a Portion of the United PUD to Allow for an Indoor/Outdoor Sports Complex and Event Venue Facility, Along with Establishing and Modifying Development Standards for the New and Existing Uses, on ±4,276.21 Acres Consisting of 391 Parcels, Including, but Not Limited to, Primary Parcel Identification Numbers of Interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00, and Other Numerous Parcels, Multiple Addresses and/or No Addresses Assigned

INITIATOR:
Kenneth Weyrauch, Deputy Director

DEPARTMENT:
Growth Services

DESCRIPTION/BACKGROUND:
The applicant, Tillman and Associates Engineering, LLC, on behalf of Golden Ocala Equestrian Land, LLC, et. al. (Developer), has applied to amend two existing Planned Unit Developments (PUDs), specifically 200201Z(P), Golden Ocala-WEC and 210302Z(P), Golden Ocala Garcia, in order to accomplish the following: 1) unify the two PUDs into a single consolidated PUD, and 2) revise the development program for the southern portion of the unified PUD to introduce new potential uses consisting of indoor/outdoor sports complex and event venue facilities. In addition, the application proposes to establish and modify development standards to accommodate both new and existing uses across the combined PUD. The primary properties of interest that are the focus of this PUD Modification lay along the north side of W. SR 40 extending to a depth of ±1/2 mile, generally between NW 100th Avenue and NW 80th Avenue, and the area is predominantly located in Marion County's Urban Growth Boundary, as well as in the Secondary Springs Protection Zone. No changes are proposed for the existing PUD portion lying west of NW 100th Avenue within the Rural Land and Farmland Preservation Area.

Items requested for consideration are introducing new buffer types, an increased height limit internal to the project, allowing the use of the sport/event facilities for concerts, revising a land use exchange restriction previously required, and updating sign plans.

The proposed PUD Modification has been submitted concurrently with Comprehensive Plan Amendments CPA 25-L01 (Text Amendment) and CPA 25-L02 (Map Amendment) that propose to revise the World Equestrian Center future land use designation definition to enable the requested sports/event facilities within the Urban WEC land use designation; additionally, a Second Amendment to the Development Agreement (25-DM01) accompanies the final consideration of the requests to address various impacts and uses of the project based on the existing and currently approved project and the proposed project changes. A Traffic Impact Analysis for the project was completed, and

identified deficiencies to be addressed; as such the PUD is not being granted Concurrency Certification, and under the proposed Development Agreement Amendment, an additional third Development Agreement is required to address transportation improvements and needs within eight months of this concurrent consideration. In the event the two Comprehensive Plan Amendments are not approved in an appropriate form, this application will be ineligible for approval as it would not be consistent with the Comprehensive Plan.

Staff recommend approval of the request at this time subject to a series of updated and revised conditions regarding the PUD. The Planning and Zoning Commission recommended approval for the PUD modification (4-0) subject to resolution of the final PUD conditions with the Developer and Board of County Commissioners.

BUDGET/IMPACT:
None

RECOMMENDED ACTION:
Staff recommends approval with conditions. Planning and Zoning recommends approval with conditions (4-0).

Marion County
Board of County Commissioners
Growth Services
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

PLANNING & ZONING SECTION
STAFF REPORT

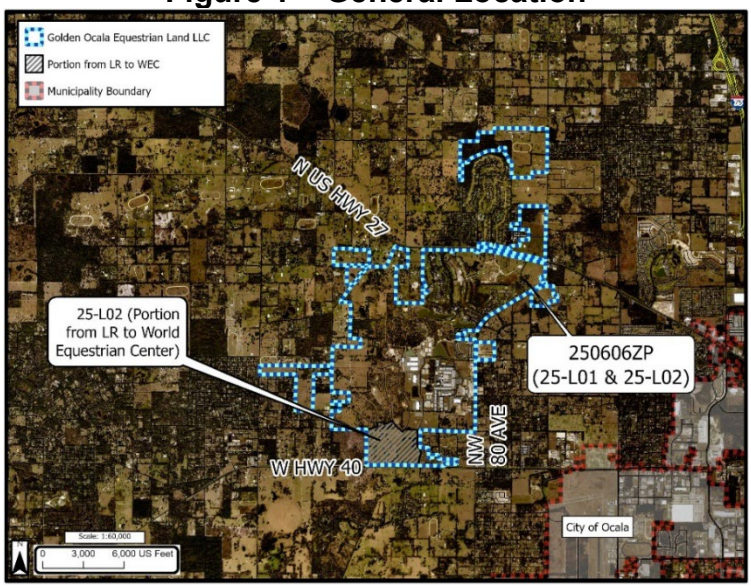
Public Hearings	**P&Z Date: 06/30/2025**	**BCC Date: 3/18/2026**
Case Number	250606ZP	
CDP-AR	32565	
Type of Case: PUD Rezoning / PUD Modification	Request to amend two existing Planned Unit Development (PUD) projects to combine the PUDs into a single united PUD and amend a portion of the united PUD to allow for indoor/outdoor sports complex and event venue facilities, along with establishing and modifying development standards for the new and existing uses.	
Owner	Golden Ocala Equestrian Land, LLC, et. al.	
Applicant	Tillman and Associates Engineering, LLC	
Street Address / Site Location	Multiple Address and/or No Addresses Assigned	
Parcel Number(s)	391 parcels of existing PUD including 1261-000-000, 12659-000-01, 12664-003-01 and Other Numerous Parcels	
Property Size	±4,276.21 acres	
Future Land Use	Rural Land (RL), Low Residential (LR), Medium Residential (MR), High Residential (HR), Commercial (COM), Public (P), World Equestrian Center (WEC)	
Existing Zoning	Planned Unit Development (PUD)	
Overlays Zones / Special Areas	Urban Growth Boundary, Secondary Springs Protection Zone, Opportunity Zone, portions of the land within FEMA Flood Plain Zone and Flood Prone Area	
Staff Recommendation	**APPROVAL**	
P&Z Recommendation	**APPROVAL WITH CONDITIONS to be finalized with Board of County Commissioners**	
Project Planner	Christopher Rison & Xinyi Cindy Chen	
Related / Concurrent Cases	Concurrent cases: 25-L01 Comprehensive Plan Large-scale Text Amendment, 25-L02 Comprehensive Plan Large-scale Map Amendment, 25-DM01 Developers Agreement	
Historic Cases	210302Z(P) - PUD (companion to 200201Z(P)); 200201Z(P) - Amend PUD & Rezone added land;	

I. ITEM SUMMARY:

The applicant, Tillman and Associates Engineering, LLC, on behalf of Golden Ocala Equestrian Land, LLC, et. al. (Developer), has applied to amend two existing Planned Unit Developments (PUDs), specifically 200201Z(P), *Golden Ocala-WEC* and 210302Z(P), *Golden Ocala Garcia*, in order to accomplish the following: 1) unify the two PUDs into a single consolidated PUD, and 2) revise the development program for the southern portion of the unified PUD to introduce new potential uses consisting of indoor/outdoor sports complex and event venue facilities. In addition, the application proposes to establish and modify development standards to accommodate both new and existing uses across the combined PUD. The overall PUD application conceptual plan and amended area conceptual plan are included in Attachments A and B. The modification encompasses ±4,276.21 acres consisting of 391 parcels, including, but not limited to, primary parcel numbers of interest 21069-007-001, 21081-000001, 21081-001-00, 21081-048-00, 21087-001-00, 21087-001-02, and 21623-000-00.

The primary properties of interest that are the focus of this PUD Modication lay along the north side of W. SR 40 extending to a depth of ±1/2 mile, generally between NW 100th Avenue and NW 80th Avenue, and the area is predominantly located in Marion County's Urban Growth Boundary, as well as in the Secondary Springs Protection Zone. The PUD includes portions of Flood Zone and Flood Prone areas, along with areas within a declared Opportunity Zone. The subject properties currently carry a range of Future Land Use designations, including Rural Land (RL), Low Residential (LR), Medium Residential (MR), High Residential (HR), Commercial (COM), Public (P), and World Equestrian Center (WEC). The current zoning for all parcels is Planned Unit Development (PUD). No changes are proposed for the existing PUD portion lying west of NW 100th Avenue within the Rural Land and Farmland Preservation Area.

Figure 1 – General Location



The proposed PUD modification has been submitted concurrently with Comprehensive Plan Amendments CPA 25-L01 (Text Amendment) and CPA 25-L02 (Map Amendment). Amendment 25-L01 proposes to revise the World Equestrian Center future land use designation definition to enable the requested sports/event facilities within the Urban WEC land use designation and change FLUE Policy 10.5.1 identifying the Golden Ocala development project. Amendment 25-L02 proposes to change the future land use of the primary area of change for the PUD; additionally, a Development Agreement Amendment (25-DM01) has also been submitted to further enable and address the proposed PUD changes. *In the event the Amendments are not approved in an appropriate form, this application will be ineligible for approval as it would not be consistent with the Comprehensive Plan.*

II. STAFF SUMMARY RECOMMENDATION

Staff recommends **APPROVAL** of the rezoning application. Staff finds the requested zoning does conform to LDC Section 2.7.3.E(2) as it would not adversely affect the public interest, is compatible with the Marion County Comprehensive Plan, and is compatible with the surrounding area.

III. NOTICE OF PUBLIC HEARING

Notice of public hearing was provided pursuant to LDC Section 2.7.3. as listed in following Table A. As of the issuance of this report, staff has received 24 letters of opposition to the requests related to the Golden Ocala - World Equestrian Center applications.

TABLE A. PUBLIC NOTICE SUMMARY

METHOD	FORMAT	DATE	LDC Section
Newspaper Legal Notice	Display Ad	Ad Run: 3/2/2026	2.7.3.E
Sign	PUD Rezoning	Posted: 3/5/2026	2.7.3.B
300-foot Mail Notice	SPO Letter 277 - owners	Mailed: 2/27/2026	2.7.3.C

IV. BACKGROUND:

The subject properties make up the Golden Ocala / World Equestrian Center (GO-WEC) development, a master-planned, mixed-use project featuring residential uses that also serves as a regional attraction centered on equestrian activities, hospitality, and recreational amenities. The Golden Ocala project has undergone a significant transformation into a large-scale event destination focused on the equine industry while also accommodating complementary and related uses including residential, commercial, and limited community services.

The GO-WEC project, identified as a functional “Development of Regional Impact” (DRI) was initiated in 2016, and through Comprehensive Plan amendments, PUD rezonings, and Special Use Permit approvals. The key considerations for the GO-WEC project are

listed in Table B following. The DRI approval and implementing PUDs authorized a mix of uses, including equestrian and agricultural estate lots, single-family and multi-family residential units, commercial components (retail, office, hotel, and RV Park), and the central WEC event facility. The development also included affiliated support areas, such as restricted parking facilities for equestrian transport vehicles and utility facilities.

TABLE B. Golden Ocala - World Equestrian Center (GO-WEC) - Major Approvals				
GO-WEC PUD CASE NUMBER	**160506Z**	**170302Z**	**200201Z & w/210302Z**	**250606ZP**
Application Request	A-1 to PUD (AR18315)	PUD Amend.; (Plan Amend -Policy 10.6 & FLUE Map15.h)	PUD Amend. & Expansion; (Plan Amend - Policy 10.6 & FLUE Map 15.h)	**PUD Modification to: 1) merge existing PUDs as one consolidated PUD, 2) add new uses such as indoor/outdoor sports complex and event venue, 3) revise development amounts and standards**
Total Acres	504.46	504.46	4,224	**4,276.21 (FLUM amended area: ±250.86)**
BCC Action	Approval	Approval	Approval	**Staff Recommendation: Approval P&Z Recommendation: Approval**

V. PROPOSED PUD MODIFICATION:

The applicant is requesting to amend two existing Planned Unit Developments (PUD) by consolidating them into a single, unified PUD and revising a portion of the consolidated area to enable the development of an indoor/outdoor sports complex and event venue facilities, and updating the PUD's development standards and amounts to reflect the new uses and adjustments in quantifying the enabled uses. This modification is part of a coordinated application package that includes Comprehensive Plan Text Amendment CPA 25-L01, Map Amendment CPA 25-L02, and Development Agreement 25-DM01, wherein this PUD Amendment request is dependent upon the approval of both Comprehensive Plan Amendments.

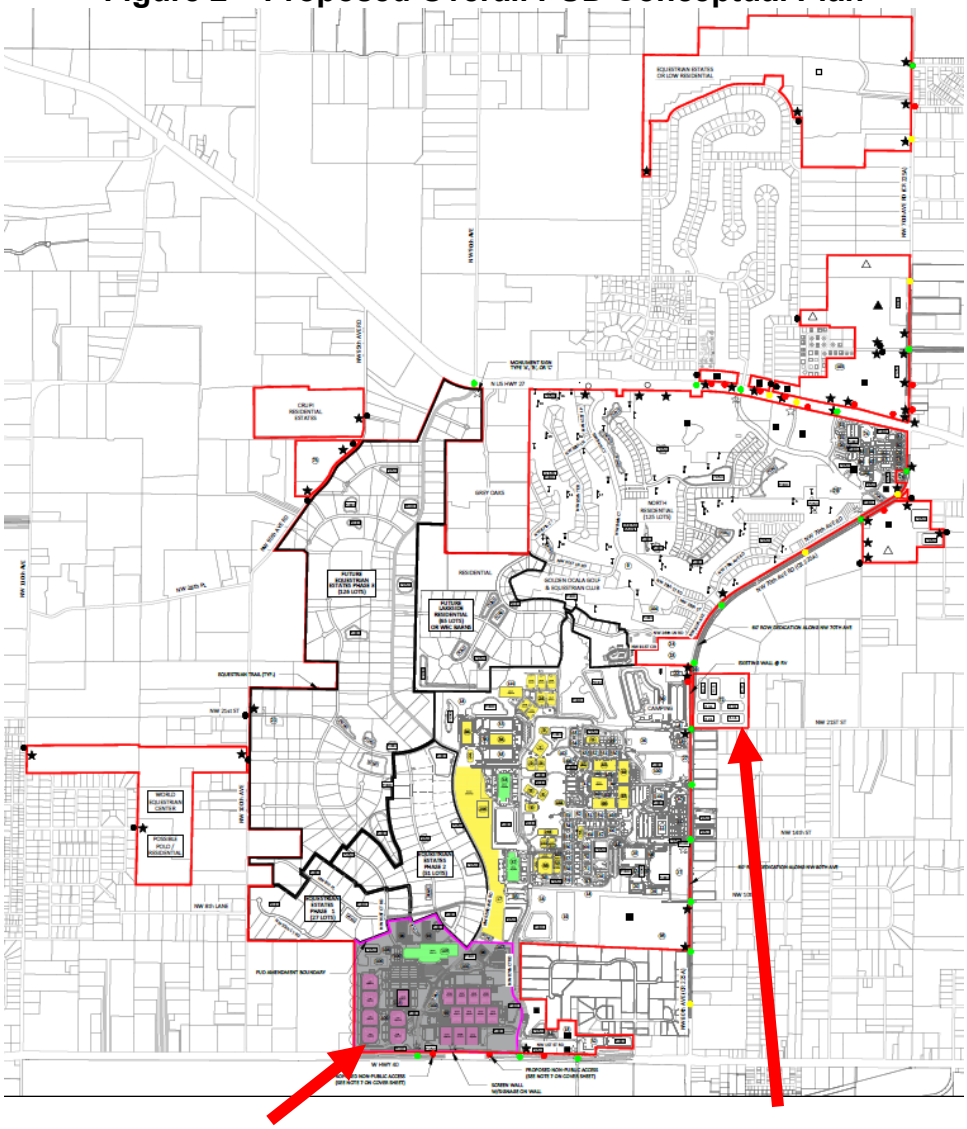
The proposed Comprehensive Plan Text and Map amendment as well as the PUD modification would establish new land use entitlements and development standards to support an indoor/outdoor multi-purpose sports complex and event venue facility. The facility is proposed to include outdoor sports fields (soccer, football, baseball, and polo, etc.) with spectator seating, parking areas, and indoor venues accommodating such sports and other events suited to the facilities, along with other event-oriented support infrastructure. The modification also includes updated development regulations that apply across both the existing and newly designated WEC lands within the PUD boundary. These regulations address permitted uses, intensity and density standards, phasing, landscaping, signage, and infrastructure requirements.

The unified PUD will maintain existing entitlements already approved under the original PUD, including residential neighborhoods, commercial centers, hospitality elements, and

equestrian venues. The new sports complex and venue facilities are proposed within a portion of the project area that was previously designated for agricultural/low-density residential uses that is requested to be designated an area of World Equestrian Center future land use to enable the proposed regional-scale recreational and event destination.

The application revises internal PUD boundaries and updates the master development plan to reflect the proposed integration of the sports/venue complex with the broader World Equestrian Center development. Figure 2 shows the proposed overall PUD Conceptual Plan. The newly added sports facilities will be located within the area corresponding to the requested FLUM Amendment from LR to WEC. Figure 3 shows a proposed conceptual plan for Land Use Amendment area within the PUD. While the modification does not propose changes to the underlying zoning classification (which will remain PUD), it substantially modifies the permitted land uses and design framework for part of the property.

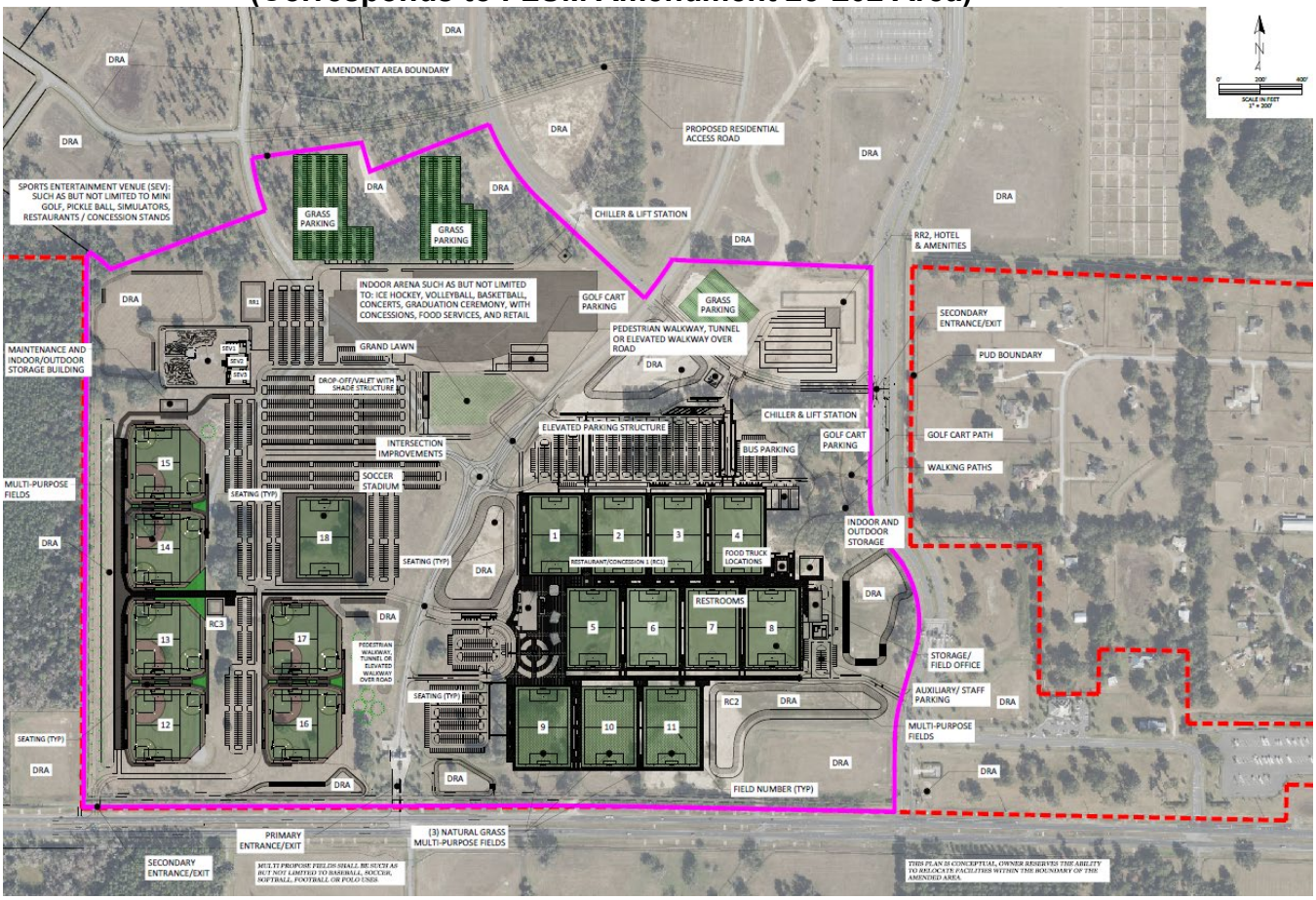
Figure 2 – Proposed Overall PUD Conceptual Plan



Sports / Event Complex

2021 WEC Garcia PUD
To Merge with Overall GO-WEC PUD

Figure 3 – Proposed Sports/Event Complex - Enlarged Conceptual Plan (Corresponds to FLUM Amendment 25-L02 Area)



VI. ANALYSIS:

A. Land Use and Zoning Compatibility

Compatibility is defined as a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

The subject property lies within the Urban Growth Boundary and is surrounded by a mix of residential and agricultural development, as well as existing WEC-related facilities. The unification of the two PUDs and the integration of a sports and event complex will function as an extension of the site's operations and the area's evolving land use pattern. The proposed uses are compatible with the World Equestrian Center designation, contingent upon the approval of the Comprehensive Plan Amendments (25-L01 and 25-L02), which includes operations supportive of the proposed regional facilities including hotels/RV camping, restaurants, retail, and medical facilities. Figure 4 displays the expected to be existing FLUMS, which assumes the subject property is designated World

Equestrian Center via the concurrent Comprehensive Plan Amendments for the site previously note. Figure 5 display the existing and proposed zoning classification for the subject property which will functionally remain the same, while providing for unification the two existing PUDs into a single PUD. Figure 6 shows the uses of subject property and surrounding properties as classified by Marion County Property Appraiser.

Figure 4 - Proposed FLUMS Designation

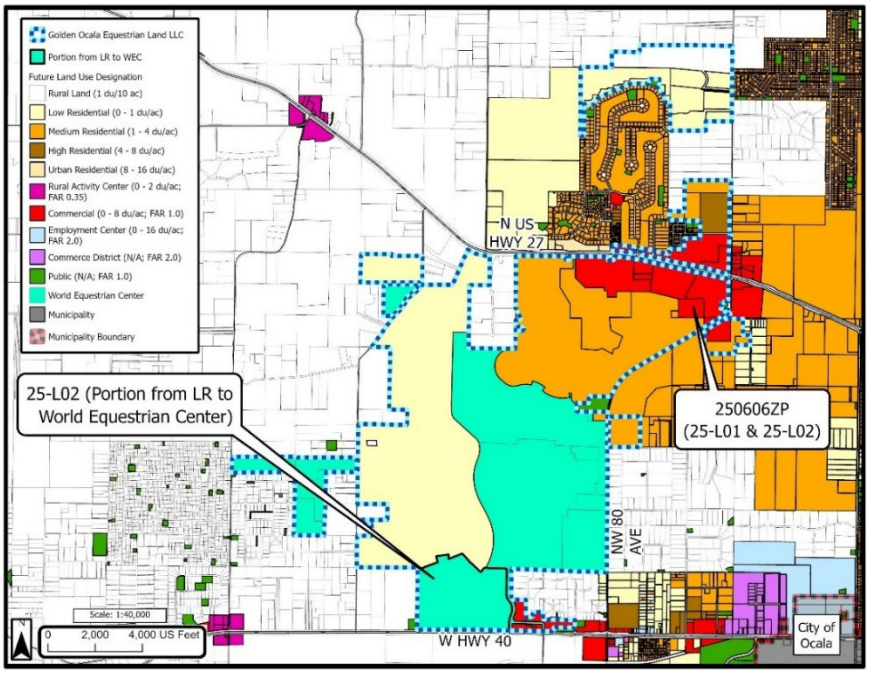


Figure 5 - Existing/Proposed Zoning Classification

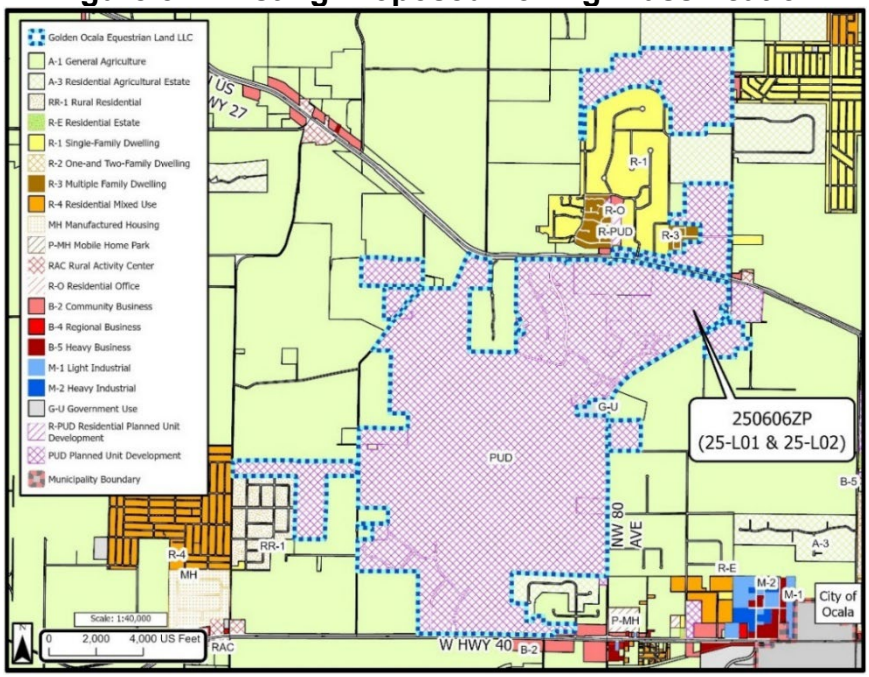
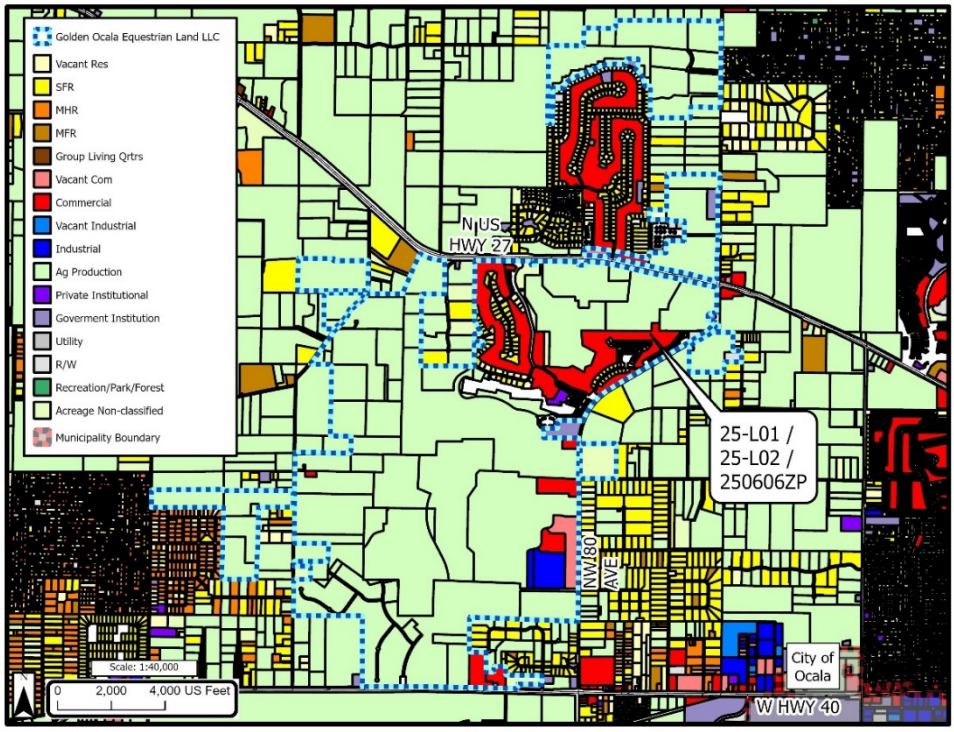


Figure 6 - Existing and Surrounding Land Uses



Staff notes that the functional change related to the request is the introduction of the sports complex/venue facilities at the southern end of the site along W. SR Hwy 40. No other functional changes in the location and placement of the PUD's potential development are proposed.

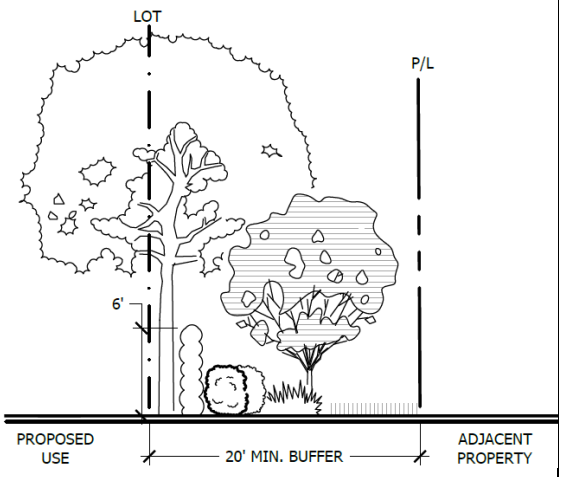
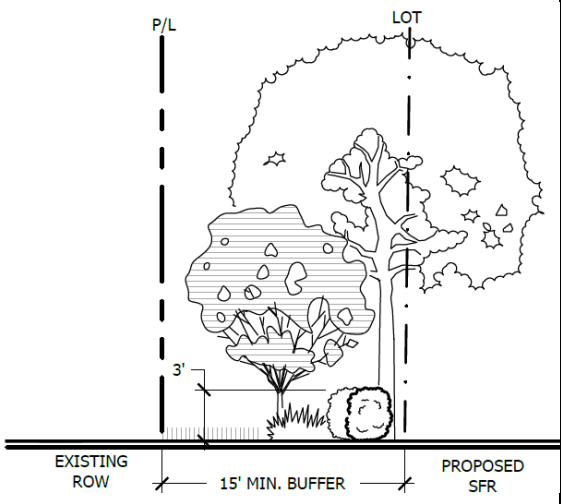
The proposed sports fields and event facilities will occupy ±250 acres along W. Hwy 40, extending ±1/2 mile to the existing Golden Ocala development. The east boundary and northeast corner of the area will connect to existing World Equestrian Center facilities. North/northwest of the area will be the remaining Equestrian Estates area estimated to develop in three (3) phases. The west boundary of the area adjoins a ±80-acre parcel located in the Urban Growth Boundary that has a Rural Land future land use designation with General Agriculture (A-1) zoning.

<u>BUFFERS:</u>
The Golden Ocala PUD was authorized to implement two buffer types to be provided along its perimeters in its 2020 PUD approval, based on buffers along roadway or other non-road areas. No specific internal buffers are required; wherein internal buffering is at the determination of the developer. No change to the perimeter non-road areas is proposed. Adjustments to the perimeter road frontage areas buffer are proposed (identified following with green underlined text), and staff does not object to the revision. Two new buffer types are proposed based on the location of the proposed sports fields area to be located along the site's western boundary and SR 40 frontage. The new buffer along the western boundary will be increased to a minimum of 35-feet wide, and the tree requirement for the western buffer increased to a minimum of six (6) trees. The new SR 40 frontage buffer is

similar to the current buffer standard but provides for an ornamental wall in place of the landscape strip. Staff does not object to the two additional buffer types as proposed.

MODIFIED TYPE 'B' BUFFER (PERIMETER NON-ROAD AREAS)

A MODIFIED TYPE 'B' BUFFER SHALL BE PROVIDED ALONG THE P .U .D. PERIMETER NON-ROAD AREAS, AND SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP, WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREE, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREE WITH A MINIMUM OVERALL HEIGHT OF SIX FEET AND A SPREAD OF 42-INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 12-INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. THE LANDSCAPE STRIP SHALL INCLUDE A CONTINUOUS SIX -FOOT HIGH OPAQUE SCREEN, TO CONSIST OF A BERM, WALL, FENCE, HEDGE, OR COMBINATION THEREOF. THE HEDGE OR HEDGE ON BERM COMBINATION SHALL ACHIEVE REQUIRED HEIGHT WITHIN TWO YEARS. THE GROUNDCOVER SHALL CONSIST OF SOD, MULCH, ADDITIONAL PLANTS, OR COMBINATION THEREOF.

MODIFIED TYPE 'B' BUFFER (PERIMETER NON-ROAD AREAS)	MODIFIED TYPE 'C' BUFFER (PERIMETER ROAD FRONTAGE AREAS)
	

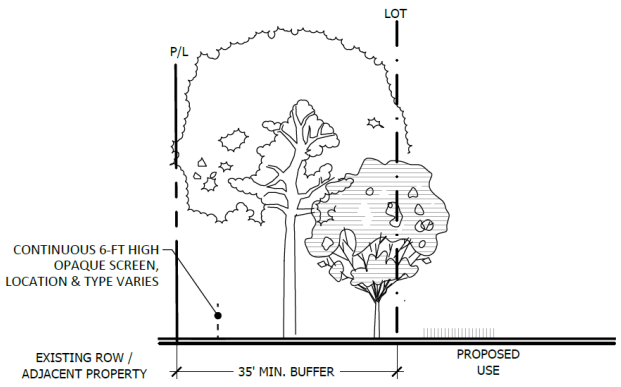
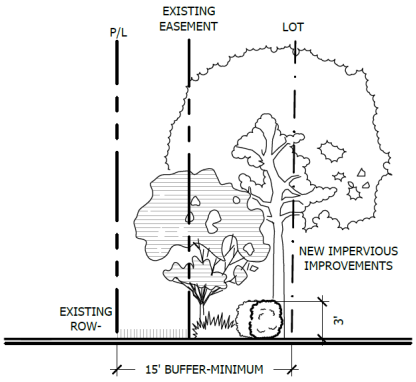
MODIFIED TYPE 'C' BUFFER (PERIMETER ROAD FRONTAGE AREAS)

A MODIFIED TYPE 'C' BUFFER SHALL BE PROVIDED ALONG THE P .U .D. PERIMETER ROAD FRONTAGE AREAS, AND SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP, WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREES, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREES WITH A MINIMUM OVERALL HEIGHT OF SIX FEET AND A SPREAD OF 42-INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 12-INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. PALM TREES SHALL CREDIT AT 1.5-INCH CALIPER REGARDLESS OF SIZE. THE LANDSCAPE STRIP SHALL INCLUDE 50 PERCENT SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, TO FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR. LANDSCAPE STRIP SHALL COVER A MINIMUM OF 70% OF FRONTAGE, HOWEVER, THE REQUIRED PLANTING AREA SHALL BE CALCULATED BASED ON 100% FRONTAGE, EXCEPT ROAD ENTRY'S. THE LANDSCAPE STRIP SHALL BE

LOCATED BETWEEN PUD BOUNDARY LINE AND NEW IMPROVEMENTS. AN ORNAMENTAL WALL OR FENCE MAY BE USED AS A SUBSTITUTE FOR THE THREE FOOT HIGH SHRUBS. WHERE RESIDENTIAL DIRECTLY ABUTS PERIMETER ROAD FRONTAGE, THE LANDSCAPE STRIP SHALL INCLUDE A CONTINUOUS SIX -FOOT HIGH OPAQUE SCREEN, TO CONSIST OF A BERM, WALL, FENCE, HEDGE, OR COMBINATION THEREOF.

MODIFIED TYPE 'B-SF' BUFFER

MODIFIED TYPE 'B-SF' BUFFER SHALL BE PROVIDED ALONG THE P .U .D. PERIMETER NON-ROAD AREAS, AND SHALL CONSIST OF A 35-FOOT WIDE LANDSCAPE STRIP, WITH A MINIMUM OF SIX TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 4-INCH MINIMUM CALIPER SHADE TREE, OR 2-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT / UNDERSTORY TREE. A MINIMUM OVERALL HEIGHT OF FOURTEEN FEET AND A SPREAD OF 72-INCHES FOR SHADE TREES, A MINIMUM OVERALL HEIGHT OF TWELVE FEET AND A SPREAD OF 60-INCHES FOR ACCENT TREES AT TIME OF INSTALLATION. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 24-INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. THE LANDSCAPE STRIP SHALL INCLUDE 60% SHADE TREES AND 40% ACCENT TREES. THE LANDSCAPE STRIP SHALL INCLUDE A CONTINUOUS SIX-FOOT HIGH OPAQUE SCREEN, TO CONSIST OF A BERM, WALL, FENCE, HEDGE, OR COMBINATION THEREOF.

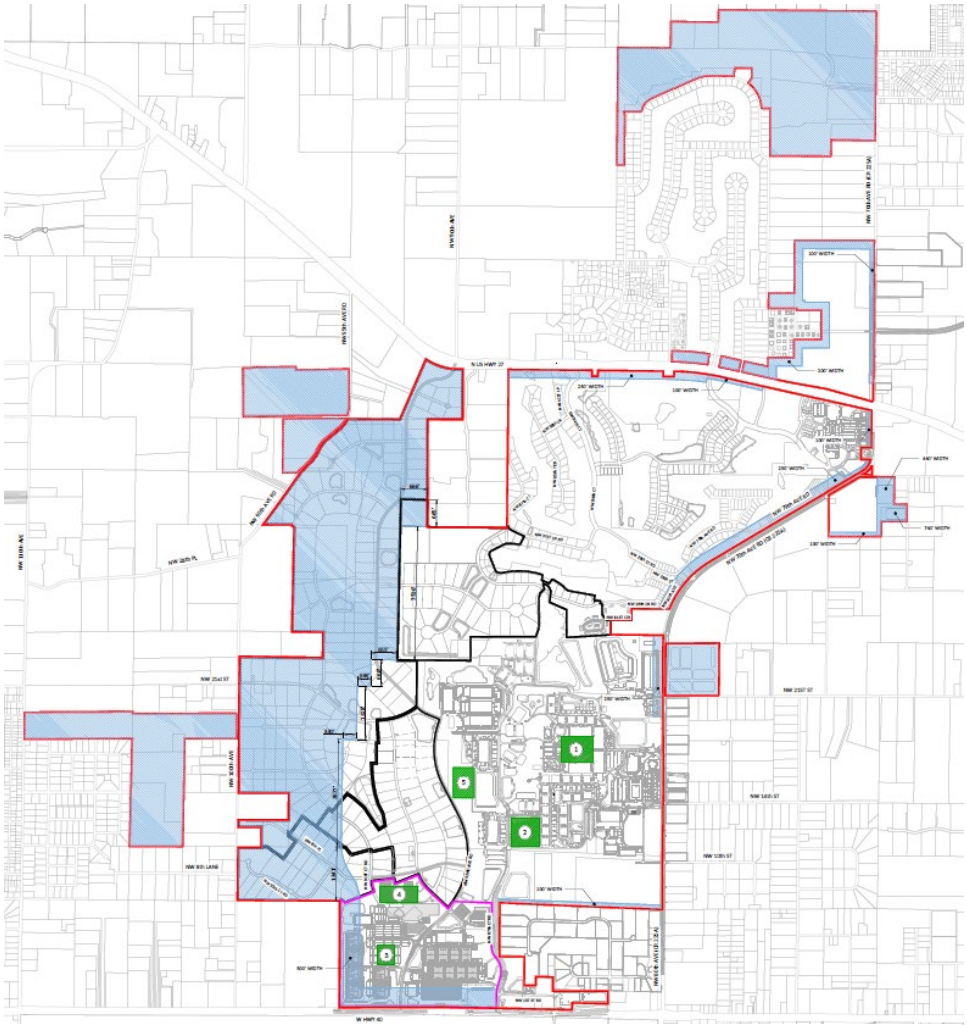
MODIFIED TYPE 'B-SF' BUFFER	MODIFIED TYPE 'C-SF' BUFFER (W. HWY 40 FRONTAGE)
	

MODIFIED TYPE 'C-SF' BUFFER (W. HWY 40 FRONTAGE)

A MODIFIED TYPE 'C-SF' BUFFER SHALL BE PROVIDED BETWEEN THE P.U .D. ROAD FRONTAGE AREAS, AND SHALL CONSIST OF A MINIMUM OF A 15-FOOT WIDE LANDSCAPE STRIP, WITH A MINIMUM OF TWO TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A 2-INCH MINIMUM CALIPER SHADE TREES, OR 1.5-INCH CALIPER STANDARD OR MULTI-TRUNK ACCENT /UNDERSTORY TREES WITH A MINIMUM OVERALL HEIGHT OF 6-FEET AND A SPREAD OF 42-INCHES UPON INSTALLATION, OR COMBINATION THEREOF. THE TOTAL MINIMUM REQUIRED INSTALLED TREE INCHES IS 12-INCHES PER 100 LINEAL FEET OR FRACTIONAL PART THEREOF. PALM TREES SHALL CREDIT AT 1.5-INCH CALIPER REGARDLESS OF SIZE. THE LANDSCAPE STRIP SHALL INCLUDE 50 PERCENT SHRUBS AND GROUND COVERS, EXCLUDING TURF GRASS, TO FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF 3-FEET ACHIEVED WITHIN ONE YEAR. AN ORNAMENTAL WALL OR FENCE (MINIMUM OF 6-FT) MAY BE USED AS A SUBSTITUTE FOR THE LANDSCAPE STRIP. THE LANDSCAPE STRIP SHALL COVER A MINIMUM OF 70% OF FRONTAGE, HOWEVER, THE REQUIRED PLANTING AREA SHALL BE CALCULATED BASED ON 100% FRONTAGE, EXCEPT ROAD ENTRY'S. THE LANDSCAPE STRIP SHALL BE LOCATED BETWEEN W. HWY 40 AND THE IMPERVIOUS IMPROVEMENTS.

HEIGHTS:
The PUD Modification proposes an increase to the maximum allowed height for internal portions of the Golden Ocala / World Equestrian Center from 75-foot to 100-foott. However, as provided in the PUD Conceptual Plan – Sheet 9.01, specific perimeter areas will be limited to the original 75-foot limit (see Figure 7). With the recent acquisition of ladder truck located at the Golden Ocala Fire Station #20, and the general internal location of the increase height limit, staff has no objection to the height increase as proposed.

Figure 7 – Restricted Height Ares – Maximum 75-foot height limit.



LIGHTING:
Recreational fields are proposed for placement along the western boundary of the PUD, adjoining a currently vacant 80-acre Rural Land designated and General Agriculture (A-1) zoned property. Other fields will be located along W. SR Hwy 40

or along the east side of the complex area along the west side of the eastern main entry into the existing WEC Complex to the north. The proposed stadium space is proposed for placement along the east side of the western sports area, adjoining the existing main entry roadway NW 92nd Avenue Road. The proposed event venue space is then proposed for the north-central portion of the complex area, functionally internal to the site and in proximity to other established WEC Complex facilities.

The application notes all sight lighting will conform to LDC Section 6.19 - Outdoor Lighting, which will require any and all sight lighting to provide photometric plans which focus on targeting lighting based on tasks/activities and avoiding casting direct light to off-site areas. The active sports fields will include field lighting, along with the other facilities and the applicant has submitted additional application materials including an proposed photometric plan and other illustrations of field lighting (see Attachments D and E). Given the proposed locations of the various facilities, the internal focus of some facility components, and that changes to the western and SR 40 buffers have been proposed, while retaining the other buffer types approved and functionally established, staff finds the proposed indoor/outdoor sport complex and event venue facilities compatible with the surroundings.

NOISE/CONCERTS:

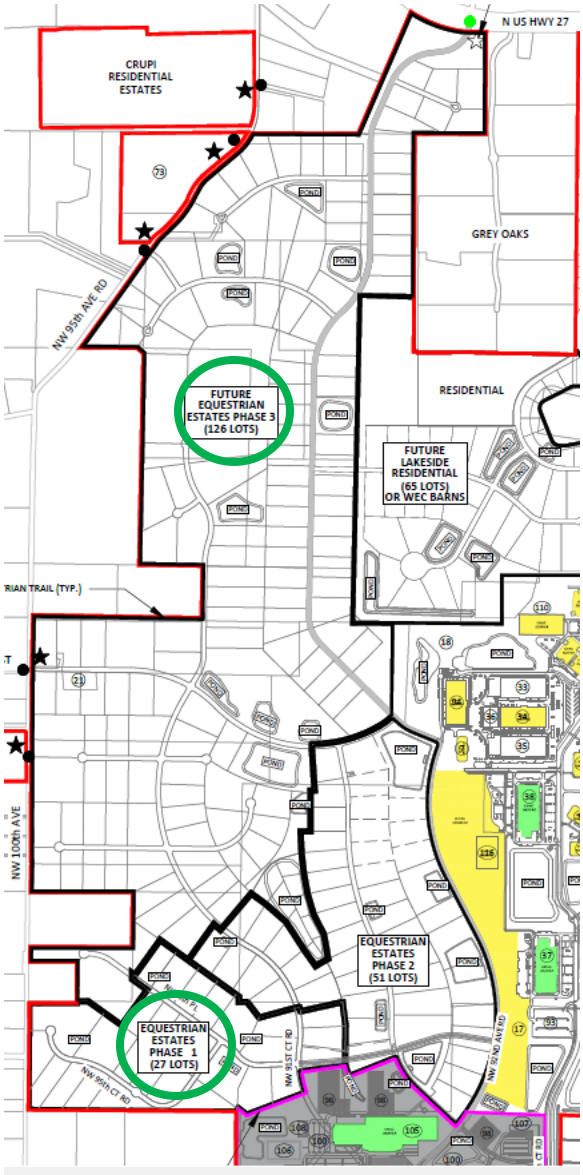
The PUD Modification proposes enabling the outdoor sport fields, event venues, and the potential to accommodate outdoor events and/or concerts. The applicant has submitted an Environmental Noise Analysis based on the current World Equestrian Center's existing facilities with estimations of potential effects upon the initiation of sports activities and event/concert activities. The study notes noise levels may at times exceed the County Noise and Vibration Control Ordinance (NCVO) provisions, particularly related to large, attended activities. The study recommends design and installation standards to minimize the effects achieve compliance with the MCVO provision. *Staff notes complete noise control may not be fully achievable and recommends compliance with nighttime/overnight restrictions be required; however, the developer may seek special event permits for activities expected to exceed that standard through Marion County Special Event Permit process.*

LAND USE EXCHANGES:

The PUD is authorized to permit land use exchanges based on an established Equivalency Matrix, based on traffic generation, to ensure the overall volume of traffic to be generated by the PUD will not be exceeded. A current PUD condition limits the exchange of land uses from Equestrian Estates to a different development amount based on a 2017 Comprehensive Plan Amendment. However, this PUD Modification is part of a series of concurrent applications that will amend the future land use designation and use of that area, and staff does not object to a revision to that condition. *However, staff recommends shifting that requirement west/northwest to the Phase 1 and Phase 3 areas (green circles on following Figure of the Equestrian Estates as shown on PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] sheet 4.01, to maintain a*

transition to the Rural Area and Farmland Preservation Area to the west of NW 100th Avenue and NW 95th Avenue Road. This adjustment will leave the Phase 2 area eligible for land use exchange opportunities.

Figure 8 – Alternative Equestrian Estates Land Use Exchange Prohibition.



SIGNS:

The original PUD provided for a variety of signage by types (see Attachment B, Sheet 4.01 and Attachment G) and the PUD Modification proposes a new sign type (Type "E") and an increase in the number of vertical digital-LED monument signs (Type "D") from 4 to 6. The PUD notes the anticipated locations for a variety of specialty monument signs in addition to a series of wall features (Types "A", "B" or "C" – type at developer's determination). Further, future general monument signs, as permitted by the LDC, may then be provided (e.g., commercial areas, residential areas, etc.). The two additional vertical Digital Monument Sign (Type "D"), for a

total of six (6), are proposed at the primary entrance for the sports/event facilities area and the second along NW 80th Avenue south of the NW 14th Street intersection. A new integrated screen wall/sign (Type "E") is proposed along the site's SR 40 frontage that will enable identifying uses internal to the sports/venue area. Staff has no objection to additional Type "D" digital signs or the integrated screen wall/sign (Type "E") as proposed. Additionally, the historic PUD approvals for the WEC "horsehead" signs, illuminated and non-illuminated, will continue.

B. Infrastructure and Public Services

The project area is within the Marion County Utility Service Area and subject to connection requirements for centralized water and sewer service. Marion County Utilities has noted that utility flows and connection requirements will be reviewed at the site plan stage. Staff notes that currently developed portions of the site are currently serviced with central potable water and central sewer from Marion County Utilities. While water and sewer mains may not currently reach the entire project area, their future availability is feasible given the existing service boundaries and continuing requirements of the PUD in its consolidated state. Development will be required to meet Level of Service standards in accordance with applicable Potable Water and Sanitary Sewer Element policies.

C. Environmental Features

The site is located within the Countywide Secondary Springs Protection Zone and includes areas of FEMA Flood Plain and Marion County identified Flood Prone Areas. Pursuant to the LDC, development within these areas will require compliance with local, state, and federal regulations for stormwater, floodplain management, and groundwater protection. These matters will be further addressed during development review and permitting. Staff further notes, the GO-WEC project includes stormwater drainage improvements completed consistent with the LDC as the development has progressed.

D. Transportation and Traffic

The PUD Conceptual Plan proposes maintaining all currently authorized entrances and exits for the project. Further, the request proposes an additional W. SR Hwy 40 access point at the western boundary of the project, adjoining an FDOT drainage retention area for W. SR Hwy 40, where an existing left-turn directional median crossing is currently provided ±1,450-feet west of the currently existing main entrance to be used for the sports complex facilities. The applicant further notes that an existing "farm" access is located ±820-feet east of that existing main entrance, and the developer proposes enabling use of that access solely for the sports complex maintenance operations, and no public ingress or egress access will be authorized via that farm/maintenance access. Final alignment and arrange for turn accessibility, particularly along W. SR Hwy 40 will require coordination with the FDOT and Marion County, with final designs subject to approval by both FDOT and Marion County's County Engineer.

A Traffic Impact Analysis was submitted (TIA, Attachment I, AR 33436, approved February 2026). Traffic engineering's review comments related to the revised PUD Concept plan note that the traffic study identified multiple deficiencies. Most of

these deficiencies are caused by existing conditions or background traffic growth. Level of service deficiencies caused by existing conditions or background growth include the following: SR 40 from the Urban Area Boundary to SW 110th Avenue, SR 40 at SW 80th Avenue, SR 40 at SW 60th Avenue, and US 27 at NW 60th Avenue. The development is not responsible for providing a contribution to resolve the deficiencies. *The level of service deficiencies caused by the development include four segments on SR 40 from SW 60th Avenue to SW 27th Avenue. The development is responsible for providing a fair share contribution to address these deficiencies. The development's fair share is calculated to be between 3%-12% depending on the segment.* In the buildout year, all intersections are projected to operate within Level of Service standards. However, there are multiple intersections that have turn lane deficiencies caused by the development which is the responsibility of the development. There are multiple access improvements on SR 40 that were identified by the traffic study. These access improvements are the responsibility of the development. *The following PUD conditions are recommended:*

1. A traffic management plan for events shall be developed and approved by the Office of the County Engineer through a right-of-way use permit. The plan shall be approved prior to final inspection of the initial phase of development of the WEC Sports Complex. The traffic management plan shall be updated when necessary, as determined by the Office of the County Engineer.

2. All site access improvements required by the traffic study shall be permitted and constructed prior to final inspection of the initial phase of development of the WEC Sports Complex.

3. A developer's agreement is required to address construction of the required offsite improvements including the proportionate share payment. The developer's agreement shall be finalized prior to the final inspection of the initial phase of development of the WEC Sports Complex.

Staff further notes that a concurrent Chapter 163, F.S., Development Agreement Amendment (Agreement, see Attachment J, March 2026) is being considered for the Golden Ocala development, wherein that Agreement specifically establishes a maximum timeframe of eight months for the developer to seek a new or further amended Development Agreement to address the proportionate share obligations based on the final outcomes of the each of the Amendment considerations.

Based on this analysis, the proposed PUD Amendment will be consistent with TE Policies and FLUE Policies, with specific resolution completed with the concurrent Development Agreement Amendment (25-DM01) and its subsequent Development Agreement amendment requirement.

E. Concurrency and Phasing

The proposed development must demonstrate that adequate public facilities and infrastructure will be available concurrent with development. While water, sewer, and environmental systems may be addressed through standard development review procedures, the identified traffic impacts present unresolved concurrency issues that cannot yet be mitigated under the current application; however, a

current PUD condition, proposed to remain in place, will establish that the project has not achieved full Concurrency Certification and is subject to compliance with the LDC as development proceeds, which may include the noted Development Agreement amendments to address how identified transportation needs will be mitigated.

VII. STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **APPROVE** the proposed rezoning because the application:

A. **Will not adversely** affect the public interest.

B. **Is consistent** with the Comprehensive Plan because it is in conformance with:
1. FLUE Policies 1.1.1, 2.1.23, 3.3.1, 5.1.3, 5.1.4, and Objective 10.4.

C. **Is compatible** with the surrounding uses because the proposed zoning would allow a limited range and intensity of uses in an Employment Center (EC) designated area that is consistent with the CR 475A Overlay that includes use limitations and design requirements intended to support the Florida Horse Park and Cross-Florida Greenway 475A Landbrige Trailhead.

D. If the PUD rezoning is approved, the recommended development conditions include:

1. The PUD shall be developed consistent with the conditions outlined herein and the requirements of Marion County Comprehensive Plan Future Land Use Element Policy 10.5.1., and the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].

2. The project shall comply with the maximum development amounts as provided in FLUE Policy 10.5.1 of the Comprehensive Plan, the project's PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] and the conditions of this approval.

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet

Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

3. Development types and standards shall be conducted consistent with the types and minimum standards as provided in Tables #5 and #6 following, as listed on Sheet 3.01 and illustrated on Sheet 7.01 of the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].

TABLE 5: GOLDEN OCALA PUD PROPOSED USES

USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominum, or townhouse).
Maximum Aggregate Residential Amount: Up to 2,397 dwelling units per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.	
COMMERCIAL	Range of allowable uses shall conform to B-4 (REGIONAL BUSINESS) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. *Special Use Permit.*
EQUESTRIAN FACILITIES	Equestrian and special event facilities, primarily focused on equestrian-related use including, without limitation, polo fields, equestrian arenas, equestrian instruction facilities, concerts, veterinary clinics, farriers (non-mobile), stables and barns, feed stores, tack shops, chapels, storage areas, maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
OUTDOOR SPORTS FACILITIES	Multi-purpose fields including, without limitation: soccer, hockey, football, baseball, polo, with ancillary uses including, without limitation: pickle ball, golf, graduations, concerts, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
EXPO AND INDOOR SPORTS FACILITIES	Facilities capable of use by a large number of people for a multiple of purposes including, without limitation: meetings, exhibit exposition, trade shows, entertainment, concerts, graduations, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, sporting events, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
Maximum development amounts are: Commercial development is 4,000,000 GSF, Equestrian Facilities is 210 acres, Expo and Indoor Sports Facilities is 30 acres, and Outdoor Sports Facilities is 90 acres, Hotel is 1,650 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per FLUE Policy 10.5.1, but allowing for exhanges of land use per that same policy.	
All structure types, use, and operation shall be subject to the "plainly audible" standard applicable to their use consistent with Marion County's Noise Ordinance, measured at the exterior boundary of the PUD. Any stages or structures used in conjunction with the area for outdoor concerts that project music shall be prohibited within 500-ft of the PUD's exterior WEC Future Land Use boundary line.	

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS							
STRUCTURE TYPE	Minimum Lot			Minimum Setbacks[1, 2, 7]			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner[3]	
Rural Equestrian Estates Single-Family Residential Detached 10-Acre*							
Principle	150'	150'	435,600 SF	20'	30'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Equestrian Estates Single-Family Residential Detached 3-ac*							
Principle	40'	60'	130,680 SF	20'	25'	5'/10'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/10'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/10'	15'
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/10'	40'
Accessory	N/A	N/A	N/A	25'	5'	5'/10'	25'
Mechanical	N/A	N/A	N/A	25'	5'	5'/10'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/10'	35'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 5'/10'	10'
Multiple-Family Residential (Quad+, Apartment, Condominium, Townhome)*[4]							
Overall Principal Structure	40'	60'	2,400 SF	20'	10'	8/15'	65'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. – 8'/10'	65'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. – 8'/10'	65'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	10'
Commercial & Expo							
Principle	None	None	None	20'	10'	0'/0'	75'/100'[5]
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Equestrian / Event Facilities - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100'[5]
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Sports Facility - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100'[5]
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'

***RESIDENTIAL STRUCTURE TERM DESCRIPTIONS** **Principal** = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.). **Accessory** = Customary individual unit residential accessory uses such as but not limited to; storage buildings, individual swimming pools and/or screen enclosures, guest cottages, detached garages, pool house, cabana. Buildings housing animals are permitted in Rural Equestrian Estates SFR and Equestrian Estates SFR. **Mechanical** = Individual residential unit air-conditioner units and pool pumps, etc.
Commercial
Comply with B-4 (Regional Business) zoning uses.
Equestrian / Event Facilities - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.
Expo - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.
Sports Facility - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.
[1]In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement or buffer. [2]LDC Commercial encroachment allowances for gasoline canopies, islands, and pumps shall also apply, subject to the compliance with the easement/buffer limitation listed in Footnote 1 above. [3]Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight-distance standards are satisfied. [4]Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, observing the equivalent of 10-feet (10') of setback plus an additional one-foot (1') of setback for each 1-foot (1') in structure height above thirty-feet [5]Maximum principle structure building height is 100-ft unless the proposed principle structure is located within the height limitation zone, which has a maximum height limit of 75-ft. Structures above these height limitations may be permitted by special use permit. [6]Concerts shall be allowed at the following locations: indoors at all enclosed non-residential buildings, outdoors at the Grand Outdoor Arena and Plaza, outdoors at the World Equestrian Center Stadium, outdoors at the Soccer Stadium at Sports Facility, North Lawn at Indoor Sports Arena, and West Lawn at WEC Expo 1 & 2. [7]Setbacks for non-residential areas shall be measured from nearest line of a parcel not owned by owner or entities under common ownership or control with such owner.

4. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

5. In the event the use of current Parcel Identification Number 21623-000-00 located on the northeast corner of the intersection of NW 80th Avenue and NW 21st Street and consisting of ±40-acres is redeveloped for residential purposes, its development shall be limited to a maximum total of 8 dwelling units. The residential units shall be distributed from the Golden Ocala WEC PUD approved allotment of residential units as listed in prior Condition #2.

6. The commercial and other non-residential entitlements may be used for all non-residential uses allowed in the Commercial Land Use category of the Marion County Comprehensive Plan, which allows for development focused on retail, office and community business.

7. Development amounts within the project may be adjusted (increased/decreased) subject to conformance with the Land Use Exchange Matrix Table below and the following provisions:

Land Use Trip Equivalency Matrix

A. LAND USE EQUIVALENCY RATES

CHANGE FROM \ CHANGE TO	Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)	--	1.9434	1.3290	0.5351	0.3486
Residential Condominium/Townhouse (DU)	0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)	0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)	1.8689	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)	2.8689	5.5755	3.8129	1.5351	--

B. EQUIVALENCY EXAMPLES

EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE
Add 100 hotel rooms for ? DU of Residential Condominium/Townhouse
= 100 hotel rooms /0.6839 DU of Residential Condominium/Townhouse
= 146.22 x (DU) Residential Condominium/Townhouse
= Reduce Residential Condominium/Townhouse by 146 dwelling units

EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE
Trade 10,000 SF of Commercial Retail for ? (1,000) SF of Office
= (10 KSF) Commercial Retail x 1.5351 (1,000 SF) of Office
= 15.351 x (1,000) SF Office
= 15,351 SF Office

EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL
Add 150 DU of Single-Family Housing for ? Commercial Retail
= 150 DU of Single-Family Housing / 2.8689 (1,000 SF) Commercial Retail
= 52.285 x (1,000) SF Commercial Retail
= Reduce Commercial Retail by 52,285 SF

C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES

Land Use	Units	% New Trips [2]	Trips / Unit
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.618
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.318
Hotel (ITE 310)	1 (Rooms)	77.50%	0.465
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.155
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.773

D. FOOTNOTES

[1]: Trip Rate based upon ITE *Trip Generation, Ninth Edition*, p.m. peak-hour trip generation rates as follows:

Single-Family	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 210.
Residential Condominium/Townhouse	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 230.
Hotel	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 310.
General Office	Obtained using the ITE Trip Generation, 9th Edtion for ITE LUC 710.
Commercial Retail	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 820.

[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.

c:\users\kimberleigh.dinkins\appdata\local\microsoft\windows\temporary internet files\content.outlook\hez1mmg2\[trip equivalency matrix.xlsx]trip eq. matrix (updated)

7.1. The land use conversion table allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.

7.2. The land use exchange tradeoff mechanism shown above applies to the entire Project boundary except that:

a) Within the Phase 1 and Phase 3 areas of the Equestrian Estates as shown on PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] sheet 4.01, Equestrian Estates is the only allowed use and ~~Within the portion of the project that was the subject of FLUE amendment 2017-L02, Equestrian Estate is the only allowed use and,~~

b) Within the portion of the project where Equestrian Estates are eligible for conversion, only single family residential is permitted. Density will not exceed one unit per acre, as described by the Low Residential Future Land Use and connection to central water and sewer service provided by Marion County Utilities is required upon conversion.

c) Land use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.

8. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.

9. A traffic management plan for events shall be developed and approved by the Office of the County Engineer through a right-of-way use permit. The plan shall be approved prior to final inspection of the initial phase of development of the WEC Sports Complex. The traffic management plan shall be updated when necessary as determined by the Office of the County Engineer.

10. All site access improvements required by the traffic study shall be permitted and constructed prior to final inspection of the initial phase of development of the WEC Sports Complex

11. A developer's agreement is required to address construction of the required offsite improvements including the proportionate share payment. The developer's agreement shall be finalized prior to the final inspection of the initial phase of development of the WEC Sports Complex.

12. The developer has not obtained full Concurrency Certification for the PUD and shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statues, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 1, etc.).

13. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes (entire project) shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, reuse water for irrigation of common areas, maximum irrigable areas, or other landscape and vegetative requirements. To the extent possible, these techniques will be identified in the development's documents related to covenants and restrictions and may be included in subsequent developer agreements with Marion County Utilities.

14. No structures are permitted in locations where FEMA designated special flood hazard areas or modified floodplain are privately owned and utilized as stormwater retention areas to meet Marion County Land Development Code Stormwater Standards. These areas must be identified on all final plats and reflected in owner's deeds. This condition may be waived on a case-by case basis when calculations are provided by a licensed professional demonstrating that compensating storage is accomplished, and approved by the County Engineer. Further, the applicant will be required to file a map amendment with FEMA.

15. All project development shall be served by central potable water and central sanitary sewer services, both of which shall be provided by Marion County Utilities and/or its successors/assigns, prior to the issuance of any project Certificates of Occupancy or equivalent final inspection; with the services installed and/or developed consistent with the LDC. The professional (sales

center) office may be established using a temporary on-site treatment disposal system (OSTDS/septic); however, the office shall be connected to central sanitary sewer service within ninety (90) days upon a determination and notice from the Marion County Utilities Department that central sanitary sewer is now available to the office. However, development of the lands designated World Equestrian Center in the Rural Area and lying between NW 100th Avenue and NW 110th Avenue shall comply with LDC water and sewer connection requirements based on the final plan of development. Further, the Low Residential (Area 1) lying north/northeast of the Golden Hills development shall conform to the final provisions of FLUE Policy 10.5.1 as noted previously.

16. For the World Equestrian Center, the following conditions apply:
    16.1. Parking in the Right of Way is prohibited. The applicant is responsible for ensuring adequate signage and directions to the Center's parking areas are visible to patrons along with providing supplemental signs to indicate parking in the right-of-way is not permitted in order to prevent such parking.
    16.2. Ingress/egress at NW 100th Avenue is prohibited for event traffic except through the northernmost entrance, specifically used for access to the Equestrian Truck/Trailer Parking Area.
    16.3. The facility will utilize centralized water for potable use and central sewer provided by Marion County Utilities. A non-potable water source may be implemented for ancillary uses such as fire flow and equestrian facility maintenance (e.g., animal wash stations, dust control, etc.).
    ~~16.4. The following events are allowed: equine events (e.g., horse shows); household animal events (e.g., dog shows and cat shows); convention and auditorium usage (e.g. high school graduations); gun and knife shows; car shows; RV shows; and uses that are similar in function and reasonably anticipated to have a similar impact on surrounding properties. Any other events will require a special event permit.~~
    16.5. All facility lights shall be aimed toward the subject property and shielded to minimize glare and light trespass onto adjacent agricultural/residential properties as required by the LDC, and no LDC waivers for such requirements may be authorized.
    16.6. Sound Amplification shall not exceed limits set forth in Section 13-7 of the Marion County Code of Ordinances (Noise and Vibration Control Ordinance), unless enabled by obtaining a Special Event Permit pursuant to the Marion County Code of Ordinances.
    16.7. The site shall be designed and maintained to minimize erosion, wetland degradation and wasteful water use. This will be ensured through enrollment in Best Management Practices identified by a Notice of Intent, filed with the Department of Agricultural and Consumer Services, as periodically revised or, compliance with a Nutrient Management Plan prepared by a professional engineer that is a NRCS approved Technical Service Provider (if BMP enrollment is not required by FDACS).
    16.8. Livestock waste (manure and bedding) shall be stored in a water-tight structure that will not allow stormwater discharge. At no time shall livestock waste be allowed to accumulate beyond the threshold of the

livestock waste storage area. Waste storage may include roll-off containers, provided that they are water tight.

16.9. Jurisdictional wetlands and special flood hazard areas are to be delineated, agency-verified and included in the details of the Major Site Plan.

17. Project buffers shall be provided consistent with those provided on Sheet 6.01 of the PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026].

18. The overall project may be developed in sections or phases, subject to providing an overall coordinated section or phase related plan to ensure each section or phase stands alone. Upon completion of the Development Review Committee's PUD Master Plan review, each PUD Master Plan, including the final architectural details, development phasing, amenity details shall be brought forward to the Marion County Board of County Commissioners for final review and approval consideration by the Board.

19. The PUD/WEC Master Sign Plan shall consist of three component parts:
    a) PUD Concept Plan Amendment [Set Dated 1/9/2026, Received 2/5/2026] sheet 4.01 which identifies the conceptual sign locations, with attached Exhibit "B" consisting of the PUD Sign Type Elevation View Exhibit set, and. ~~The Master Sign Plan as submitted by prior PUD Rezoning Application 20170605Z, focused on the PUD's non-WEC entries such as subdivision walls, etc., and~~
    ~~b)~~ The original WEC complex Master Sign Plan applicable to the WEC arenas and barns (horsehead logo and title, lighted and unlighted) per 20170605/200201Z. ~~and two gateway monument gang signs, are approved. Additionally, a third gateway monument gang sign is authorized for the common access point anticipated at the point where the residential and commercial development areas meet along the PUD's northeast frontage along W. Hwy 27 upon approval of companion development plans for that area (e.g., subdivision platting, Major Site Plan, etc.).~~
    ~~c) An additional fourth (4th) gateway monument sign, comparable to the three signs listed in prior Item 5.2 may also be provided at the 2nd commercial area driveway along W. Hwy 40 for a maximum total of two (2) gateway monument signs along that commercial frontage.~~

VIII. ALTERNATIVE ACTIONS

A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to **DENY** the requested rezoning.

B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing and make a recommendation to **APPROVE** the requested rezoning.

C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation and make a recommendation to **TABLE** the application for up to two months in order for the applicant to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

IX. LIST OF ATTACHMENTS

A. Application Package AR32565.
B. PUD Concept Plan Amendment, Revised Set dated 1/9/2026, received 2/5/2026. The full enlarged version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.
C. PUD Architectural Standards Renderings 1/9/2026.
D. PUD WEC Sports Field Lighting Example 3/6/2026.
E. PUD Sports Photometric Plan July 2025.
F. PUD WEC Multi-use Fields Environmental Noise Analysis 3/3/2026.
G. PUD Sign Type Elevation View Exhibit.
H. DRC Staff Comments Revised PUD PL PUD-000230-2026.
I. Developer's Traffic Impact Analysis, AR 33437, October 2025, approved February 2026 (Excerpt). The full version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.
J. Proposed Second Amendment to Development Agreement, 25-DM01.
K. Site Sign Photos.

Marion County
Board of County Commissioners

Growth Services • Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

PARCEL ACCOUNT NUMBERS: See attached list

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan X **Master Plan** ____

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:

To allow sports complex and modify development standards.

Property Address: See attached concept plan for location

Legal Description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required Documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 4276.21 +/- **Maximum Proposed Residential Units:** NA

Total Acreage of area to be amended: 250.86 +/- (# SFR____ # MF____)

Maximum Non-Residential (Commercial or Industrial) Acreage: 250.86 +/-

The property owner must sign this application **unless** written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Golden Ocala Equestrian Land, LLC
Property Owner name (please print)
600 Gillam Road
Mailing Address
Wilmington, OH 45177-9089
City, State, Zip Code
239-275-2300
Phone Number (include area code)
janna.ward@rlrllc.com
E-Mail Address (include complete address)

Signature*

Tillman & Associates Engineering, LLC
Applicant/Agent Name (please print)
1720 SE 16th Avenue, Bldg 100
Mailing Address
Ocala, FL 34471
City, State, Zip Code
352-387-4540
Phone Number (include area code)
Permits@Tillmaneng.com
E-Mail Address (include complete address)

Signature

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

STAFF/OFFICE USE ONLY				
Project No.:	Code Case No.:		Application No.:	
Rcvd by:	Rcvd Date: / /	FLUM:	AR No.:	Rev: 12/21/23

Tillman & Associates
ENGINEERING, LLC.

May 7, 2025

Chuck Varadin, Director
Marion County Growth Services
2710 East Silver Springs Blvd.
Ocala, FL 34471

RE: Revision to PUD, area concerning the acreage being amended for WEC.

The amendment area is increasing from 236.20 +/- acres to 250.86 +/- acres. We are submitted revised sheets that reflect the increase in area and depict the perimeter of the proposed amended area. We also included a revised application and a parcel exhibit of the amended area as a separate document. The following sheets are revised and are being resubmitted as requested.

- 01.01 Cover Sheet – Items of change: Maps, legal description, Acreage.
- 02.01 Aerial Overlay – Items of change: PUD amendment area.
- 03.01 Development Standards – Items of change: Allowance of storage area in lands designated Equestrian Facilities, Outdoor Sports Facilities, and Expo and Indoor Sports Facilities. Language that limits area where concerts can be performed.
- 04.01 Overall Concept- Items of change: PUD amendment area
- 05.01 Amendment Area- Items of change: PUD amendment area and Site layout
- 06.01 Buffer Plan- Items of change: Note (17) added to address lighting. Update PUD with proposed and existing buffers on perimeters.

These changes were discussed during our 5/2/2025 pre-application meeting with your staff. It was our understanding that these revisions would be acceptable and not alter the process timing for this application. We hope you find this helpful and compliant. Should you have any questions or need clarification, please contact our office.

Sincerely,

George Horton, P.E.
Project Manager

Cc Donald DeLuca
Janna Ward
Master file

PARCELS
12674-002013
12674-002015
12674-002011
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12673-100-29
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12700-000-03
12674-000-23
12700-017-00
12700-027-00
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12673-100001
12673-100-04
12671-011-05
12700-037-00
12674-000-12
12671-009-13
12674-000-16
12671-010-09
12700-008-00
12700-026-00
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12674-000-17
12673-100-16
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12700-032-00
12700-000-05

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12673-100-18
12700-014-00
12671-011-07
12700-000-02
12673-100-28
12673-100-11
12671-011001
12673-100-12
12673-100-01
12673-100-21
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12700-029-00
12671-011-01
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GOLDEN OCALA GOLF AND EQUESTRIAN P.U.D. CONCEPT PLAN AMENDMENT

MARION COUNTY, FLORIDA

TOTAL PROJECT AREA: ± 4,276.21 ACRES
AMENDED PROJECT AREA: ± 250.86 ACRES
FUTURE LAND USE: WEC, LR, MR, HR, COM.
CURRENT ZONING: PUD (200201Z)
PROPOSED ZONING: PUD-AMENDED

PARCELS:

SPORTS FACILITY AREA IS WITHIN PARCELS: 23087-005-02, 23081-000000, 23081-005-00, 23081-004-00, 23068-000-00, 23069-007-01, 23069-010-01

SEE SHEET 02.01 FOR ENTIRE PUD.

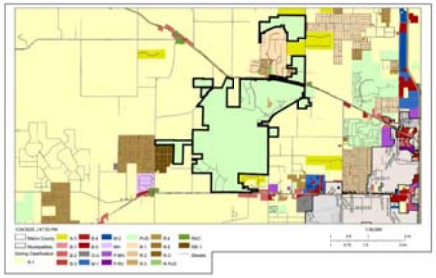
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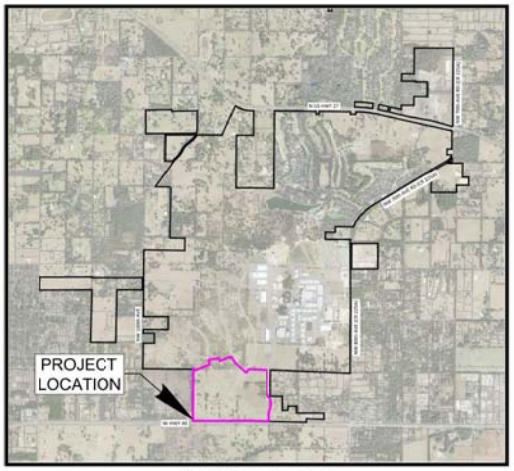
A PARCEL OF LAND LYING IN LOTS 1 THROUGH 20, INCLUSIVE, AND LOT 48, AND A PORTION OF TRACT "A", WORLD EQUESTRIAN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 86, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 16, AND A PORTION OF THE SOUTHEAST 1/4OF SECTION 11, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, ALL BEING IN TOWNSHIP 15SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 16;THENCE N.00°59'36"E.ALONG A NORTH LINE OF LOT 11 OF SAID PLAT, 28.55 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S.87°50'49"E., 84.99 FEET; THENCE CONTINUE ALONG A NORTH LINE OF SAID LOT 17, S47°50'49"E, 60.99 FEET TO THE WEST CORNER OF ;OT 20, OF SAID PLAT; THENCE DEPARTING SAID NORTH LINE OF LOT 17, PROCEED N49°50'37"E, ALONG THE NORTH LINE OF SAID LOT 20 AND ITS NORTHEASTERLY EXTENSION THEREOF, 706.97 FEET TO A POINT ON AN EASTERLY LINE OF SAID PLAT, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1370.00 FEET AND A CENTRAL ANGLE OF 12°44'05"; THENCE NORTHERLY ALONG SAID LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 203.62 FEET (CHORD BEARING AND DISTANCE OF N.09°59'28"W, 260.68 FEET) TO THE SOUTHWEST CORNER OF LOT 47 OF AFORESAID PLAT; THENCE N82°04'47"E ALONG THE SOUTH LINE OF SAID LOT 47, A DISTANCE OF 532.39 FEET TO HSE SOUTHEAST CORNER THEREOF; THENCE S89°54'28"E, 1650.00 FEET; THENCE N00°59'22"E,656.32 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1030.00 FEET AND A CENTRAL ANGLE OF 29°09'37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 435.28 FEET (CHORD BEARING AND DISTANCE OF S59°52'21"E, 431.91FEET); THENCE S.04°57'09"E, 675.36 FEET TO A POINT ON THEARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2170.00 FEET AND A CENTRAL ANGLE OF 4°00'36"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 227.02 FEET (CHORD BEARING AND DISTANCE OF N.20°59'55"E, 227.01 FEET) TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF AFORESAID SECTION 13; THENCE S89°59'58"E, ALONG SAID NORTH LINE, 999.28 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°05'42"W, 1305.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS 3f 362.00 FEET AND A CENTRAL ANGLE OF 43°55'17"; THENCESOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 364.86 FEET (CHORD BEARING AND DISTANCE OF S.20°57'57"E, 356.00 FEET); THENCE S43°55'16"E, 1226 FEET TO THE POINT OF CURVATURE 0F A CURVE CONCAVE WESTERLY, HAVING A RADIUS 0F 559.00 FEET AND A CENTRAL ANGLE of 50°05'37"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 926.47 FEET(CHORD BEARING AND DISTANCE OF S.18°53'08"E, 894.29 FEET); THENCE S06°09'40"W, 229.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 30°02'25"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 352.15 FEET (CHORD BEARING AND DISTANCE OF S00°52'27"W, 351.44 FEET); THENCE S00°05'47"W, 337.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 40 (200 FEET WIDE); THENCE N89°57'58"W, ALONG SAIDRIGHT-OF-WAY LINE, 1209.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING ARADIUS OF 2991.32 FEET AND A CENTRAL ANGLE OF 7°01'27"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID RIGHT OF WAY ;INE, AN ARC LENGTH OF 365.17 FEET (CHORD BEARING AND DISTANCE OF N89°36'26"W, 365.06 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S89°58'05"W 2111.24 FEET TO THE INTERSECTION WITH THE WEST LINE OF AFOMESAID NORTHEAST 1/4 OF SECTION 16; THENCE DEPARTING SAID RIGHT-OF- WAY LINE, PROCEED N00°20'29"E ALONG SAID WEST LINE, 2644.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 250.86 Acres, MORE OR LESS.

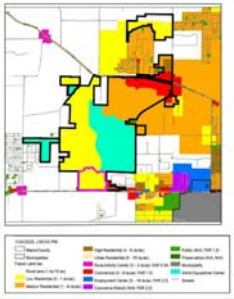
ZONING CLASSIFICATION



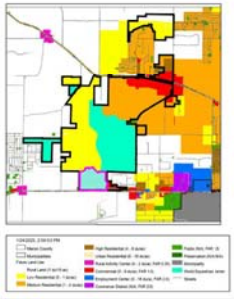


VICINITY MAP
SCALE: 1"= 3,000'

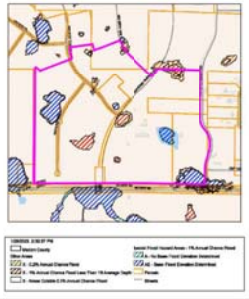
EXISTING LAND USE



PROPOSED LAND USE



FLOODPLAIN MAP



INDEX OF SHEETS

01.01	COVER SHEET
02.01	AERIAL OVERLAY
03.01	DEVELOPMENT STANDARDS
04.01	OVERALL CONCEPT
05.01	AMENDMENT AREA - SPORTS FACILITY
06.01	BUFFER PLAN
07.01	LOT TYPICALS
08.01	PARKING AND SEATS EXHIBIT
09.01	BUILDING HEIGHT AND OUTDOOR CONCERT EXHIBIT
10.01	MASTER UTILITY PLAN

PUD REZONING REQUIREMENTS:

AT A MINIMUM, THE PUD REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION 2.13 AND THIS SECTION, ALONG WITH ACCOMPANYING DOCUMENTATION FOR REVIEW BY THE COUNTY GROWTH SERVICES DEPARTMENT AND SHALL PROVIDE DOCUMENTATION ADDRESSING THE FOLLOWING:

1. THE NAME OF THE PROPOSED PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET: SEE COVER SHEET - SHEET 01.01.
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS: SEE VICINITY MAP - SHEET 01.01.
3. DRAWING TO THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY: SEE COVER SHEET - SHEET 01.01.
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY: SEE COVER SHEET - SHEET 01.01.
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE: SEE SHEET 05.01.
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT: SEE SHEET 03.01 TABLE 5
8. A TYPICAL DRAWING OF AN INTERIOR LOT. CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, TYPICAL DRAWINGS WILL SHOW A STANDARD HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE: SEE SHEET 03.01.
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE DEVELOPMENT STANDARDS - SHEET 03.01.
10. IDENTIFY PROPOSED PHASING ON THE PLAN: SEE NOTE 6 ON COVER SHEET.
11. IDENTIFY PROPOSED BUFFERS: SEE BUFFER PLAN - SHEET 06.01.
12. IDENTIFY ACCESS TO THE SITE: SEE OVERALL CONCEPT - SHEET 04.01.
13. PRELIMINARY BUILDING LOT TYPICAL WITH REQUIRED YARD SETBACKS AND PARKING LOT LOCATIONS: SEE SHEET 03.01 & 05.01.
14. PRELIMINARY SIDEWALK LOCATIONS: MODIFIED AREA NOT PROVIDING SIDEWALKS ALONG R.O.W. FUTURE INTERNAL SIDEWALK ARE CONSIDERED PARALLEL ACCESS TO BE ADDRESSED AT TIME OF MAJOR SITE PLAN.
15. PROPOSED PARALLEL ACCESS LOCATIONS: PARALLEL ACCESS IS INTERNAL TO THE SITE. NO EXTERNAL PARALLEL ACCESS IS PROPOSED. ACCESS POINTS ARE CONTROLLED FOR SAFETY PURPOSES.
16. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE COVER SHEET - SHEET 01.01
17. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: NONE.
18. IDENTIFY ANY PROPOSED PARKS AND OPEN SPACES: SEE OVERALL CONCEPT - SHEET 04.01.
19. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE: OPERATION & MAINTENANCE SHALL BE PROVIDED BY PROPERTY OWNER.
20. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS: SEE BUFFER PLAN - SHEET 06.01. (RENDERINGS PROVIDED UNDER SEPARATE DOCUMENT)

NOTES:

1. ALLOWABLE USES WILL MATCH PROJECT ENTITLEMENTS IN APPROVED COMPREHENSIVE PLAN TEXT POLICY.
2. EFFLUENT DISPOSAL IS ALLOWED WITHIN PUD BOUNDARY.
3. BORROW PITS WILL OCCUR ON-SITE FOR INTERNAL USE AND WILL BE PERMITTED AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EXCAVATED MATERIAL WILL NOT BE AVAILABLE FOR SALE. BORROW PITS WILL BE RECLAIMED.
4. WATER TREATMENT PLANTS AND ACCESSORIES ARE ALLOWED WITHIN THE PUD BOUNDARY.
5. PROPOSED ACCESS POINTS SHALL BE IN COMPLIANCE WITH LAND DEVELOPMENT CODE (LDC).
6. PROPOSED PERIMETER ACCESS POINTS/DRIVEWAYS ARE PRELIMINARY AND ARE PROVIDED FOR REFERENCE TO THE PUD MAP. PERIMETER ACCESS POINTS/DRIVEWAYS MAY BE ADDED OR REMOVED DURING THE SUBMITTAL OF INDIVIDUAL DEVELOPMENT PLANS. FINAL LOCATIONS FOR ACCESS POINTS AND DRIVEWAYS TO BE APPROVED WITH MAJOR/MINOR SITE PLAN, PRELIMINARY PLAT, SUBDIVISION PLAN, OR IMPROVEMENT PLAN SUBMITTAL(S) BY THE DEVELOPMENT REVIEW COMMITTEE (DRC); THE DRC DECISION IS APPEALABLE TO THE COUNTY COMMISSION.
7. PROJECT WILL BE PHASED. TOTAL NUMBER AND SEQUENCE OF PHASES IS UNKNOWN.
8. PUD IS DRI-SCALE PROJECT SUBJECT TO COMPREHENSIVE PLAN POLICY FLUE 10.5.1.
9. ARCHITECTURAL STANDARDS: NONE.
10. PARKS AND OPEN SPACE SHALL BE PER THE INDIVIDUAL DEVELOPMENT PLAN.
11. MONUMENT SIGNAGE SHALL BE PER THE PREVIOUS PUD, SHEET 04.01 OF THIS SUBMITTAL, AND THE TYPICAL SIGN TYPE ELEVATION VIEW EXHIBIT. ALL OTHER SIGNAGE WILL COMPLY WITH LAND DEVELOPMENT CODE STANDARDS.
12. ANY AREA DESIGNATED FOR PAVED PARKING MAY BE BUILT AS SURFACE PARKING, AN ELEVATED PARKING STRUCTURE, AND/OR A COVERED PARKING GARAGE. ELEVATED PARKING STRUCTURES MAY BE BUILT OVER EXISTING OR PROPOSED DRAINAGE RETENTION AREAS.
13. SPORTS AMENDMENT AREA SHALL BE SERVED BY CENTRAL WATER AND SEWER SYSTEM.
14. EXISTING POTABLE WATER AND IRRIGATION WELLS WITHIN THE PUD BOUNDARY SHALL BE IDENTIFIED AND THEIR INTENDED USE DEFINED WITH EACH ENVIRONMENTAL RESOURCE PERMIT (ERP) APPLICATION FILED. EXISTING WELLS TO BE ABANDONED SHALL BE IN ACCORDANCE WITH RULE 40D-3.513, F.A.C.
15. GOLF CARTS ARE ALLOWED WITHIN THE PUD BOUNDARY, AS PERMITTED BY THE DEVELOPER.
16. AS EACH PROJECT PHASE DEVELOPS, AN ENVIRONMENTAL ASSESSMENT SHALL BE SUBMITTED WITH EACH INDIVIDUAL DEVELOPMENT PLAN.

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS
DATE

GOLDEN OCALA GOLF AND EQUESTRIAN
PUD AMENDMENT 2025 - CONCEPT PLAN
MARION COUNTY, FLORIDA

COVER SHEET

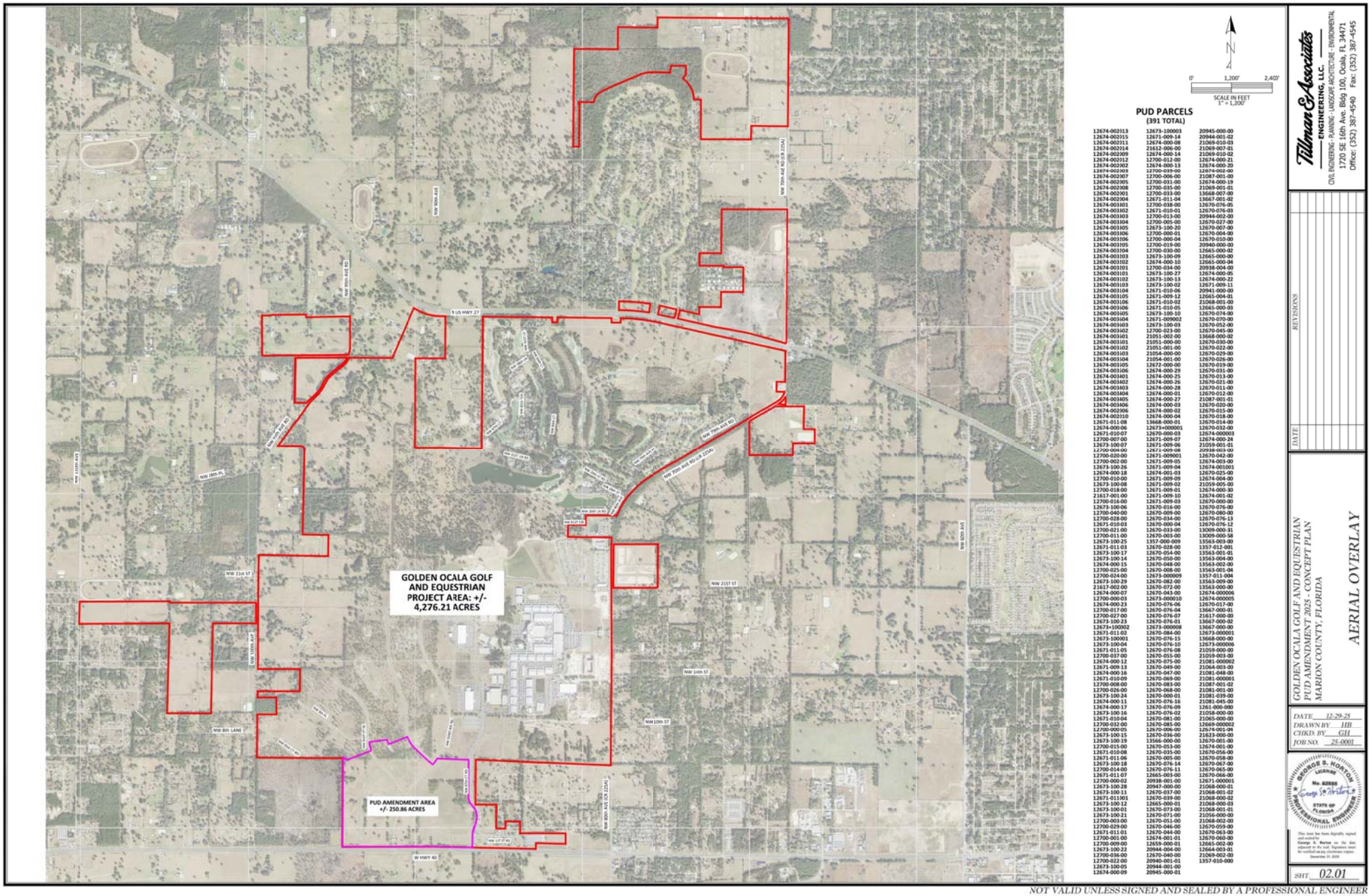
DATE 12-30-25
DRAWN BY HB
CHKD. BY GH
JOB NO. 25-6001

GEORGE S. HORTON LICENSE No. 62555 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by George S. Horton on the date adjacent to the seal. Signature must be verified on any electronic copies. December 31, 2025

SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



PUD PARCELS
(391 TOTAL)

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REVISIONS

DATE

GOLDEN OCALA GOLF AND EQUESTRIAN
PUD AMENDMENT 2025 - CONCEPT PLAN
MARION COUNTY, FLORIDA

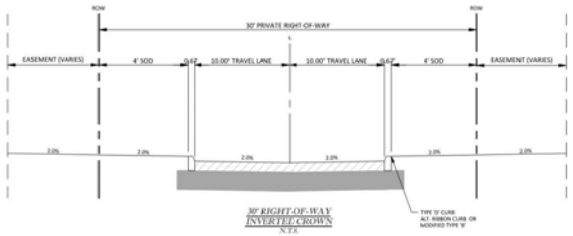
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DATE 12-29-25
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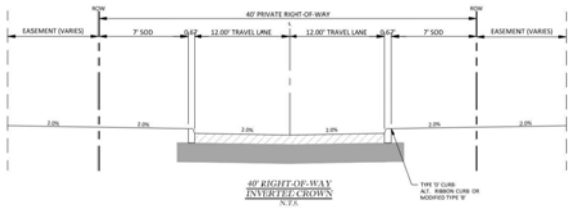
GEORGE S. HORTON
LICENSE
No. 62888
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHT 02.01

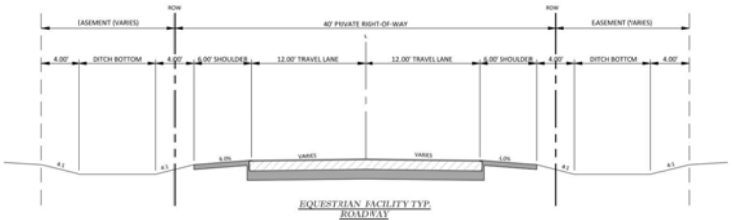
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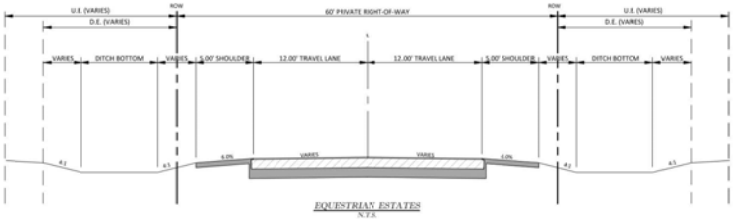
30' RIGHT-OF-WAY
INVERTED CROWN
N.T.S.



40' RIGHT-OF-WAY
INVERTED CROWN
N.T.S.



EQUESTRIAN FACILITY TYP.
ROADWAY
N.T.S.



EQUESTRIAN ESTATES
N.T.S.

TABLE 5: GOLDEN OCALA PUD PROPOSED USES

USE	PERMITTED USES FOR DEVELOPMENT AREAS AND PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS (WITH EMPLOYMENT CENTER LAND USE ALLOCATION BASIS)
SINGLE-FAMILY	Single-family residence detached and Single-family-residence attached (aka duplex).
MULTIPLE-FAMILY	Single-family residence detached, Single-family-residence attached (aka duplex), and Multiple-family residence (apartment, condominium, or townhouse).
Maximum Aggregate Residential Amount: Up to 2,397 dwelling units per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.	
COMMERCIAL	Range of allowable uses shall conform to B-4 (REGIONAL BUSINESS) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. Special Use Permit.
EQUESTRIAN FACILITIES	Equestrian and special event facilities, primarily focused on equestrian-related use including, without limitation; polo fields, equestrian arenas, equestrian instruction facilities, concerts[2], veterinary clinics, farriers (non-mobile), stables and barns, feed stores, tack shops, chapels, storage areas, maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
OUTDOOR SPORTS FACILITIES	Multi-purpose fields including, without limitation: soccer, hockey, football, baseball, polo, with ancillary uses including, without limitation: pickle ball, golf, graduations, concerts[2], shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
EXPO AND INDOOR SPORTS FACILITIES	Facilities capable of use by a large number of people for a multiple of purposes including, without limitation: meetings, exhibit exposition, trade shows, entertainment, concerts[2], graduations, shows (e.g., dog, RV, outdoor, garden, boat, automobile, etc.), festivals, sporting events, parking facilities, storage areas, and maintenance buildings; and in the Urban Area may also include and blend with Commercial uses as listed above and in the accompanying PUD conditions.
Maximum development amounts are: Commercial development is 4,000,000 GSF, Equestrian Facilities is 210 acres, Expo and Indoor Sports Facilities is 30 acres, and Outdoor Sports Facilities is 90 acres, Hotel is 1,650 rooms, and RV Spaces/Lots is 280 units/spaces/lots, per FLUE Policy 10.5.1, but allowing for exchanges of land use per that same policy.	

TABLE 6: GOLDEN OCALA PUD - PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	Minimum Lot			Minimum Setbacks[1,3,7]			Max Height
	Width	Depth	Area	Front	Rear	Side/Corner[3]	
Rural Equestrian Estates Single-Family Residential Detached 10-Acre*							
Principle	150'	150'	435,600 SF	20'	30'	5'/15'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/15'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/15'	15'
Equestrian Estates Single-Family Residential Detached 3-ac*							
Principle	40'	60'	130,680 SF	20'	25'	5'/15'	60'
Accessory	N/A	N/A	N/A	20'	5'	5'/15'	50'
Mechanical	N/A	N/A	N/A	20'	5'	5'/15'	15'
Single-Family Residential Detached*							
Principle	40'	60'	2,400 SF	20'	10'	5'/15'	40'
Accessory	N/A	N/A	N/A	25'	5'	5'/15'	25'
Mechanical	N/A	N/A	N/A	25'	5'	5'/15'	10'
Single-Family Residential Attached (Duplex)*							
Principle	35'	60'	2,100 SF	20'	10'	5'/15'	35'
Accessory	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 5'/10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	Int. - 0'/Ext. – 5'/10'	10'
Multiple-Family Residential (Quad+, Apartment, Condominium, Townhome)**							
Overall Principal Structure	40'	60'	2,400 SF	20'	10'	8'/15'	65'
Principle Structure - Interior Unit	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - Interior Lot	25'	N/A	1,200 SF	20'	10'	0'	65'
Principle Structure - End Unit	25'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. – 8'/10'	65'
Principle Structure - End Lot	35'	N/A	1,200 SF	20'	10'	Int. - 0'/Ext. – 8'/10'	65'
Accessory	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	25'
Mechanical	N/A	N/A	N/A	25'	10'	Int. - 0'/Ext. – 10'	10'
Commercial & Expo							
Principle	None	None	None	20'	10'	0'/0'	75'/100'[5]
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Equestrian / Event Facilities - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100'[5]
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'
Sports Facility - World Equestrian Center (WEC)							
Principle	None	None	None	20'	10'	0'/0'	75'/100'[5]
Accessory	N/A	N/A	N/A	20'	5'	0'/0'	50'
Mechanical	N/A	N/A	N/A	25'	5'	0'/0'	40'

RESIDENTIAL STRUCTURE TERM DESCRIPTIONS
Principal = Primary habitable occupied structure (e.g., residential unit/building, common recreation amenities (e.g. clubhouse, pools, playgrounds) etc.).
Accessory = Customary individual unit residential accessory uses such as but not limited to; storage buildings, individual swimming pools and/or screenenclosures, guest cottages, detached garages, pool house, cabana. Buildings housing animals are permitted in Rural Equestrian Estates SFR and Equestrian Estates SFR.
Mechanical = Individual residential unit air-conditioner units and pool pumps, etc.

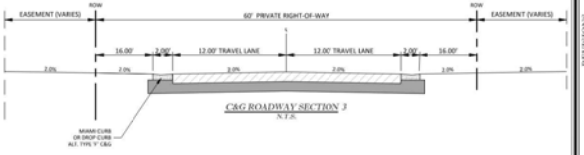
Commercial
Comply with B-4 (Regional Business) zoning uses.

Equestrian / Event Facilities - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.

Expo - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.

Sports Facility - World Equestrian Center (WEC)
Comply with defined uses within PUD Conditions.

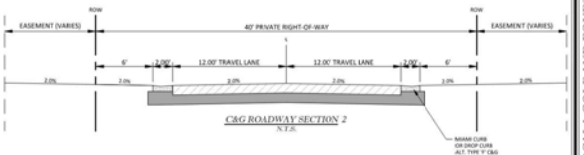
[1]In the event an easement or buffer is in place and/or required, the setback shall be subject to the more restrictive placement limitation and shall not encroach into an easement or buffer.
[2]LDC Commercial encroachment allowances for gasoline canopies, islands, and pumps shall also apply, subject to the compliance with the easement/buffer limitation listed in Footnote 1 above.
[3]Further increased side/corner setbacks may be required to ensure minimum LDC intersection & driveway safe sight-distance standards are satisfied.
[4]Multiple-family residential development areas abutting the exterior boundary of the PUD shall observe an increased setback, regardless of yard type, observing the equivalent of 10-feet (10') of setback plus an additional one-foot (1') of setback for each 1-foot (1') in structure height above thirty-feet
[5]Maximum principle structure building height is 100 ft unless the proposed principle structure is located within the height limitation zone, which has a maximum height limit of 75-ft. Structures above these height limitations may be permitted by special use permit.
[6]Concerts shall be allowed at the following locations indoors at all enclosed non-residential buildings, outdoors at the Grand Outdoor Arena and Plaza, outdoors at the World Equestrian Center Stadium, outdoors at the Soccer Stadium at Sports Facility, North Lawn at Indoor Sports Arena, and West Lawn at WEC Expo 1 & 2.
[7]Setbacks for non-residential areas shall be measured from nearest line of a parcel not owned by owner or entities under common ownership or control with such owner.



C&G ROADWAY SECTION 3
N.T.S.



C&G ROADWAY SECTION 1
N.T.S.



C&G ROADWAY SECTION 2
N.T.S.

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

GOLDEN OCALA GOLF AND EQUESTRIAN
PUD AMENDMENT 2025 - CONCEPT PLAN
MARION COUNTY, FLORIDA

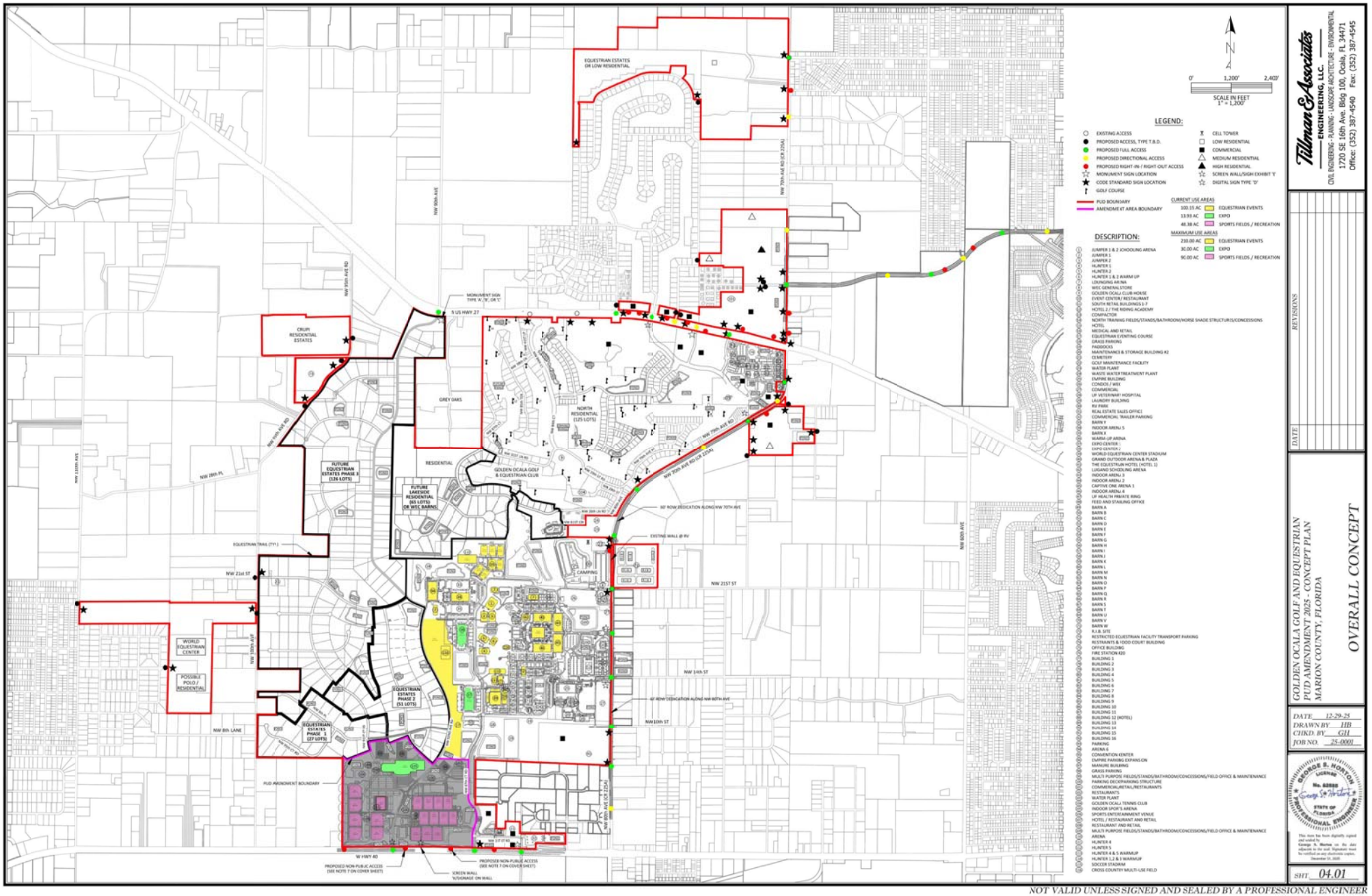
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JOB NO. 25-0001

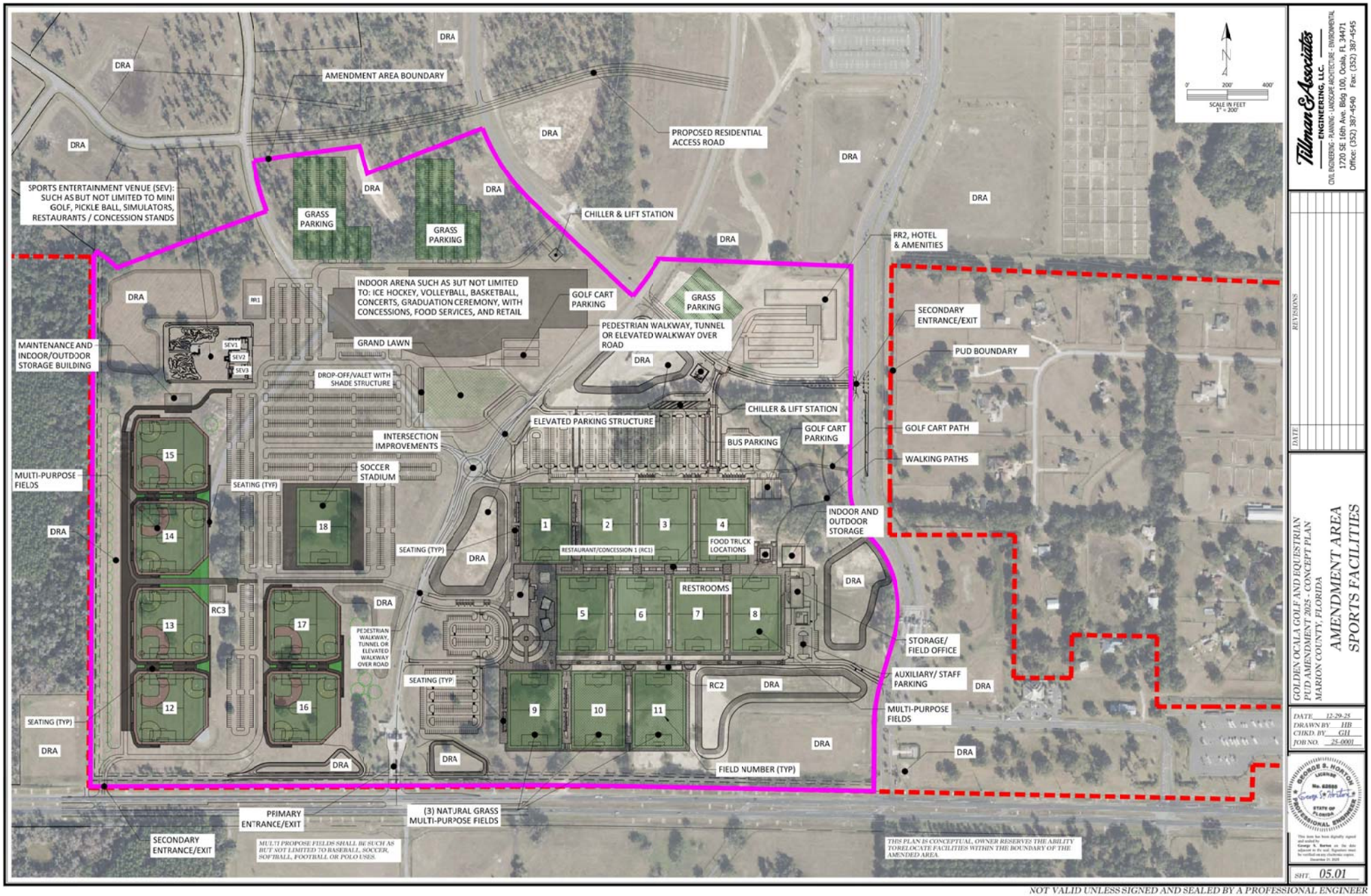
GEORGE S. HORTON
No. 62088
STATE OF FLORIDA
PROFESSIONAL ENGINEER
This item has been digitally signed and sealed by George S. Horton on the date adjacent to the seal. Signature must be verified on any electronic copies. December 31, 2025

SHT. 03.01

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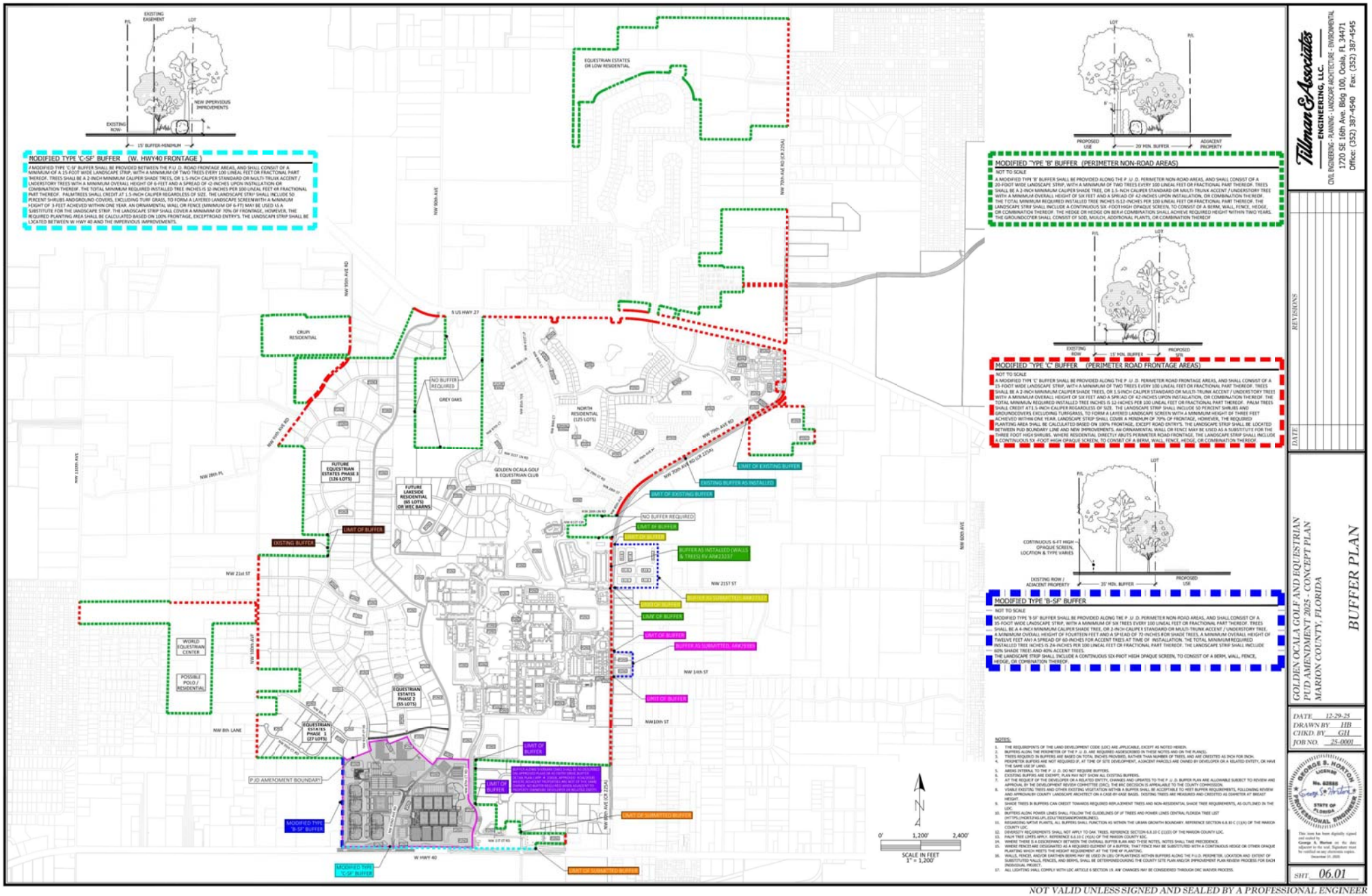
AMENDMENT AREA
SPORTS FACILITIES

DATE 12-29-25
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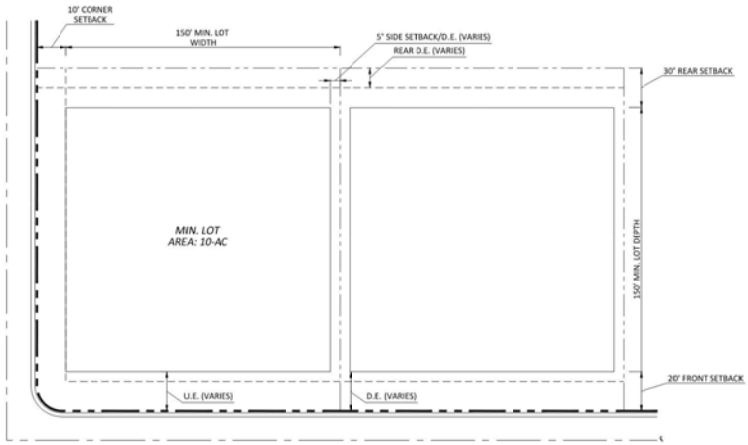
GEORGE S. HORTON LICENSE No. 62885 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHT 05.01

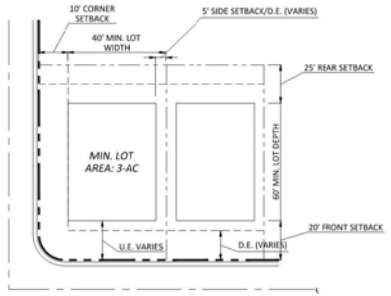
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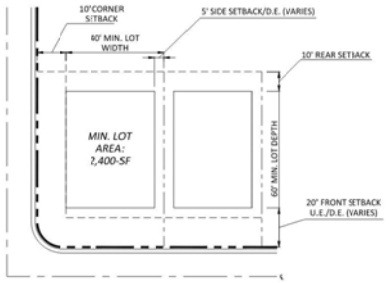
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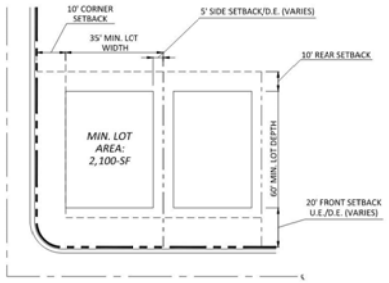
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N.T.S.



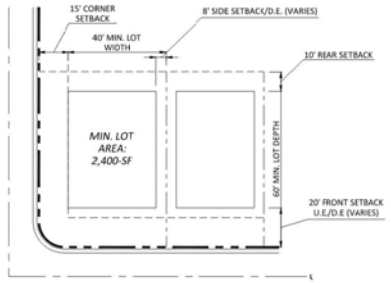
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N.T.S.



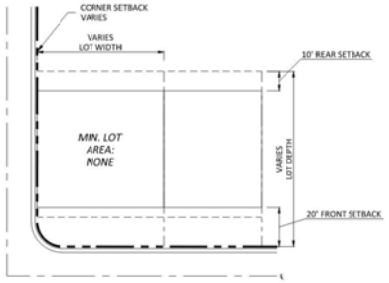
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TYPICAL LOT DETAIL
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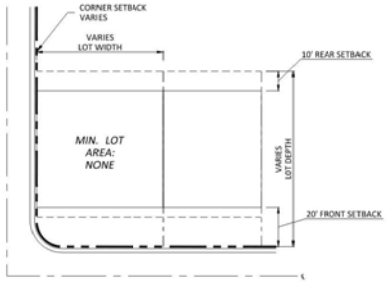
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TYPICAL LOT DETAIL
N.T.S.



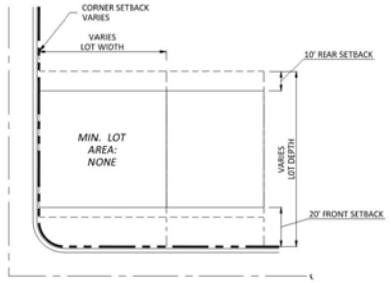
MULTI-FAMILY RESIDENTIAL (QUAD, APARTMENT,
CONDOMINIUM, TOWNHOME)
TYPICAL LOT DETAIL
N.T.S.



COMMERCIAL & EXPO
TYPICAL LOT DETAIL
N.T.S.



EQUESTRIAN/EVENT FACILITIES - WEC
TYPICAL LOT DETAIL
N.T.S.



SPORT FACILITY - WEC
TYPICAL LOT DETAIL
N.T.S.

* NOTE: REFER TO TABLE 6 ON SHEET 03.01

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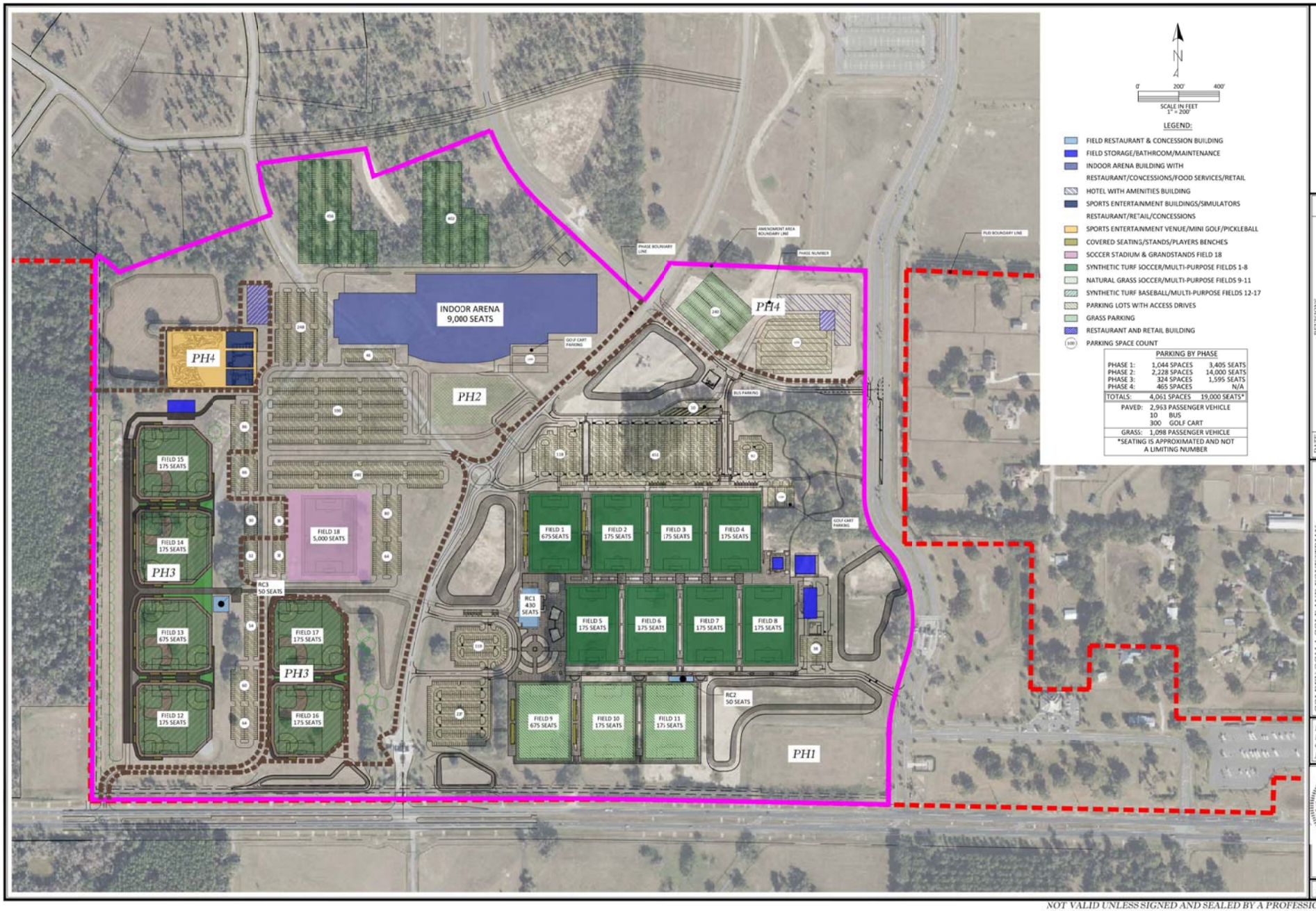
LOT TYPICALS

DATE 09-16-25
DRAWN BY SM
CHKD. BY JH
JOB NO. 25-0001

GEORGE S. HORTON LICENSE No. 62888 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHT 07.01

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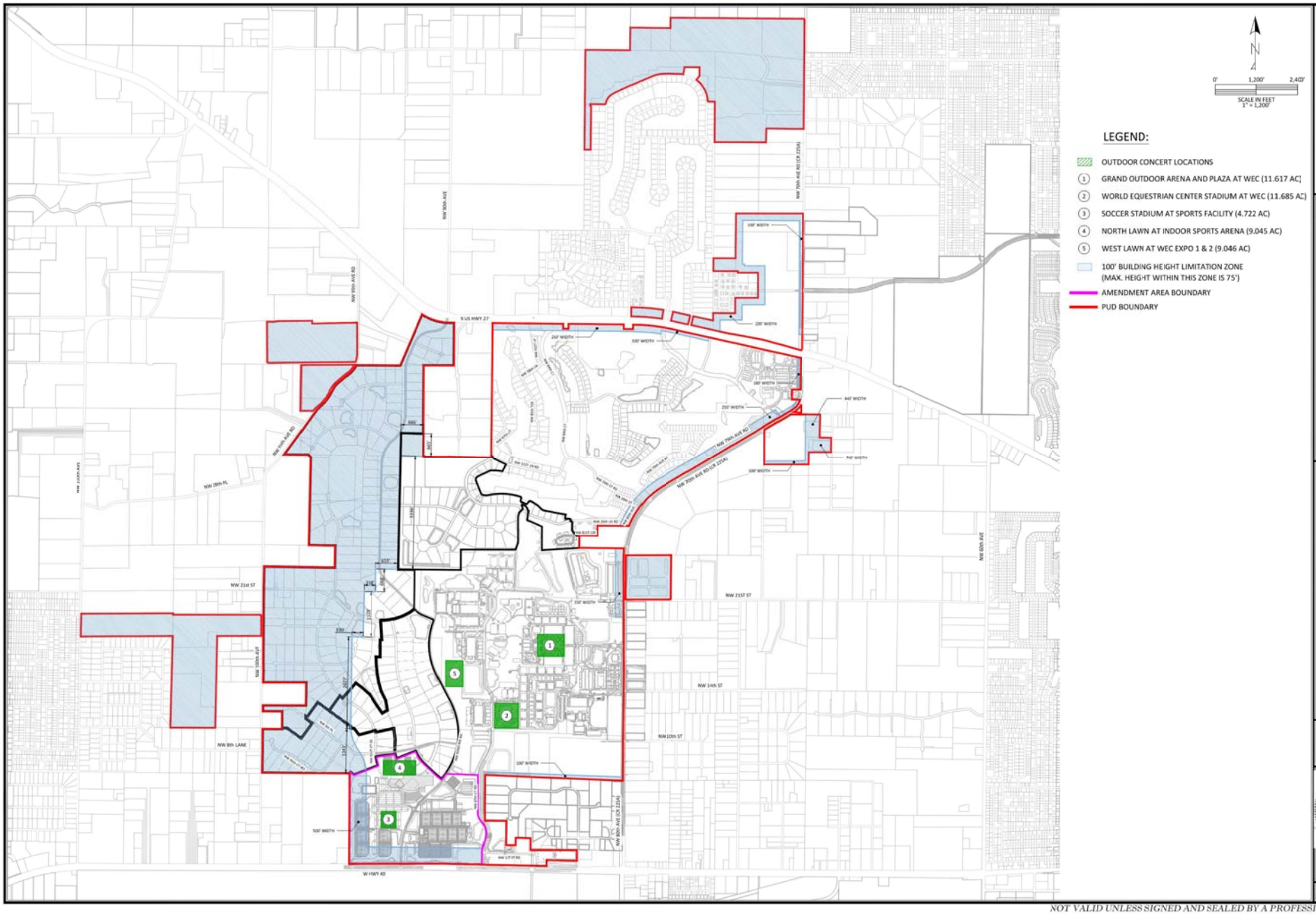
PARKING AND SEATS EXHIBIT

DATE 12-30-25
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JOB NO. 25-0001

GEORGE S. HORTON LICENSE No. 82886 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHT 08.01

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REVISIONS

DATE

GOLDEN OCALA GOLF AND EQUESTRIAN
PUD AMENDMENT 2025 - CONCEPT PLAN
MARION COUNTY, FLORIDA

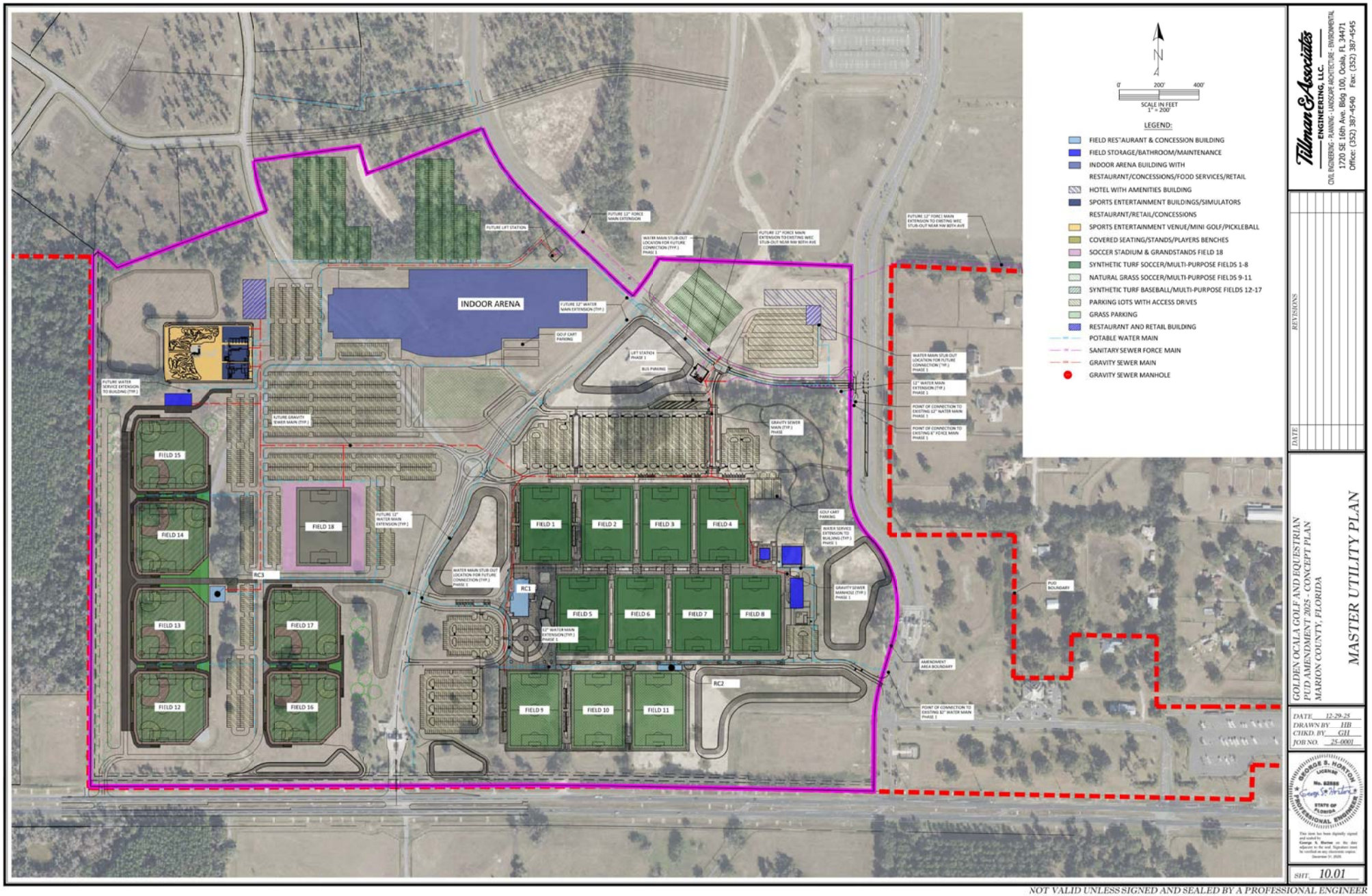
BUILDING HEIGHT AND OUTDOOR CONCERT EXHIBIT

DATE 12-29-25
DRAWN BY JJB
CHKD. BY GH
JOB NO. 25-0001

GEORGE S. HORTON
LICENSE
No. 62885
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHT 09.01

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DATE

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PUD AMENDMENT 2025 - CONCEPT PLAN
MARION COUNTY, FLORIDA

MASTER UTILITY PLAN

DATE 12-29-25
DRAWN BY JJB
CHKD. BY GH
JOB NO. 25-0001

GEORGE S. HORTON LICENSE No. 62868 STATE OF FLORIDA PROFESSIONAL ENGINEER

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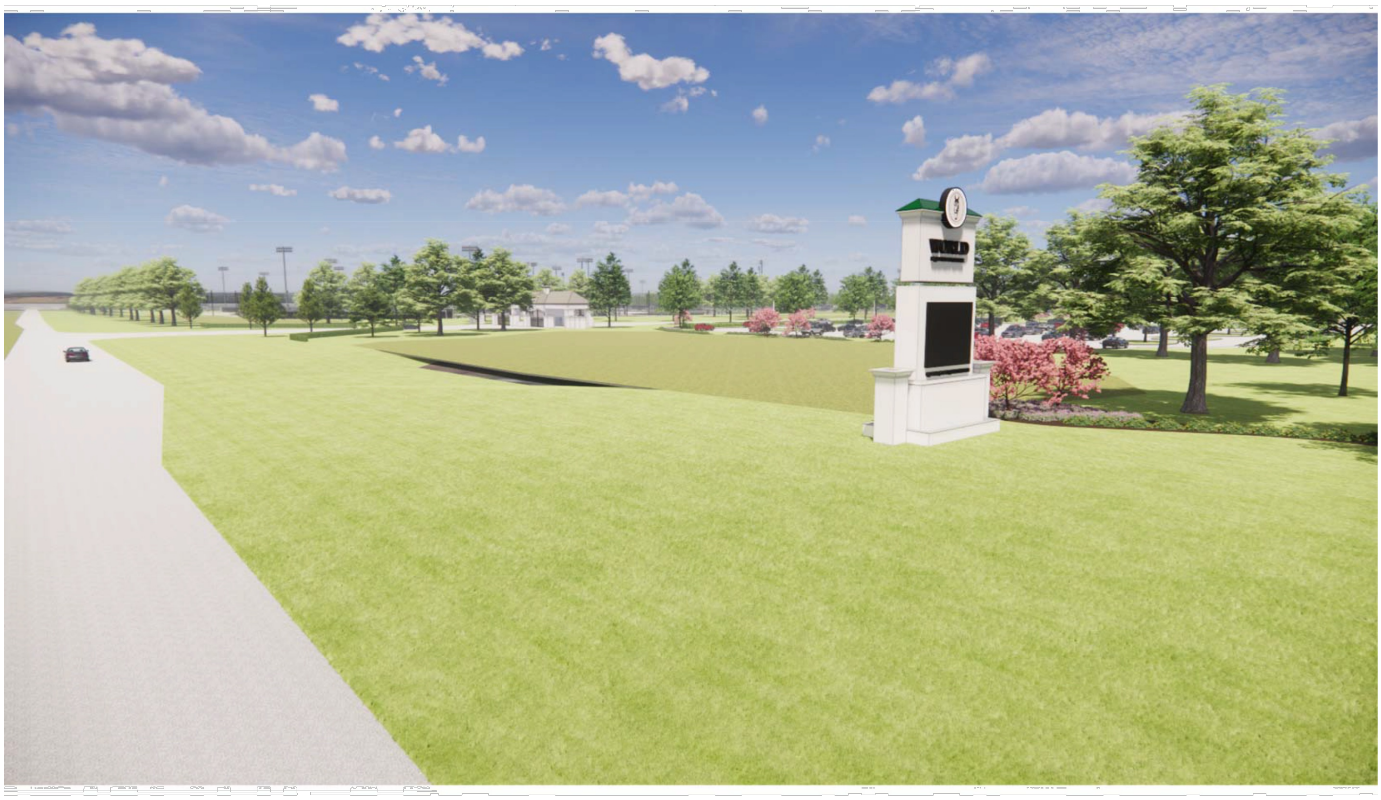


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SHT. 25 - 25

From: George Horton
To: Rison, Christopher; Weyrauch, Kenneth; Varadin, Chuck
Cc: Jimmy Gooding (jgooding@lawyersocala.com); David Tillman; Jon Harvey; Kayla Oliver; Donald DeLuca (ddeluca@rlcarriers.com); Janna Ward (janna.ward@rlrllc.com)
Subject: RE: AR#32565 - Golden Ocala PUD Amendment - Field Lighting Examples
Date: Friday, March 6, 2026 1:59:20 PM

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This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Chris,

Good afternoon. Attached are two (2) night photos of existing sports facilities with field lighting. These lighting examples are comparable to the lighting system that will be employed at WEC Sports Facility. The photos were provided by Musco Sports Lighting who is an international leader in sports and large area lighting. Musco will be designing and installing the field lights for this project.

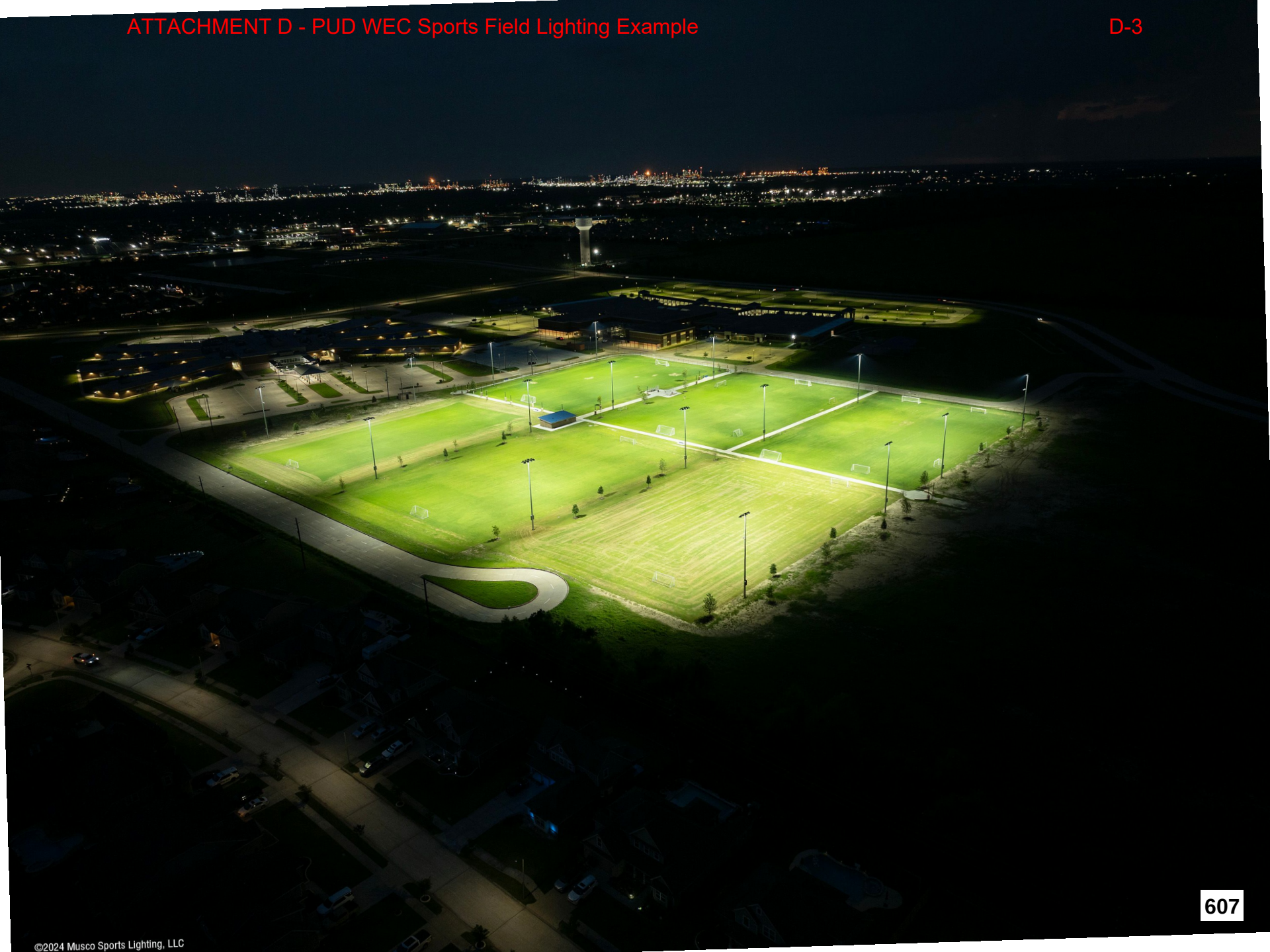
Should you have any questions, please do not hesitate to contact us.

Sincerely,

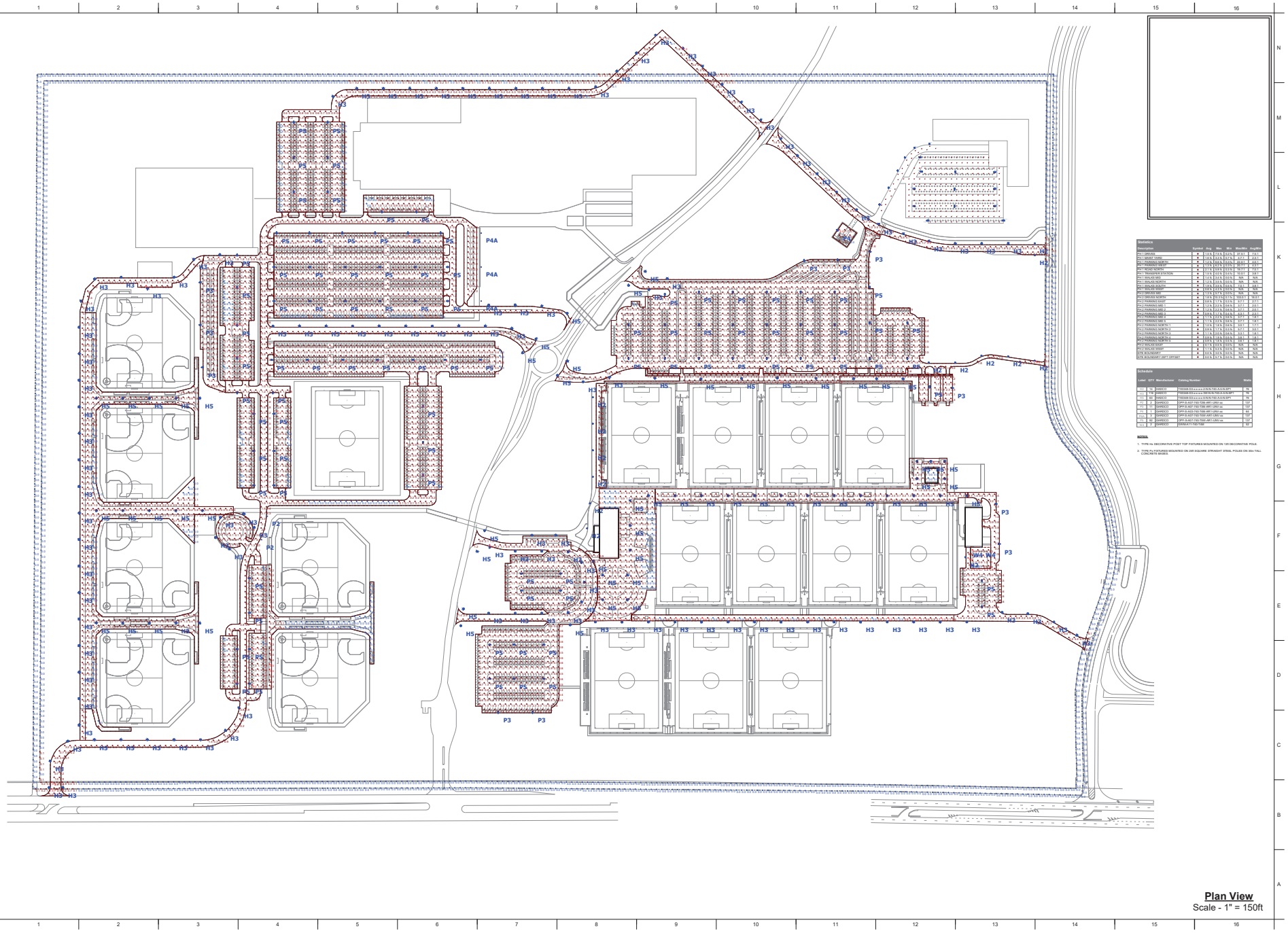
George Horton, P.E.

Tillman & Associates ENGINEERING, LLC.
Civil Engineering ? Planning ? GIS ? Landscape Architecture ? Environmental
1720 SE 16th Ave., Bldg. 100 ? Ocala, FL. 34471
Phone: 352.387.4540 Ext: 205 Fax: 352.387.4545
Email: mail@tillmaneng.com Web: www.tillmaneng.com
Email: ghorton@tillmaneng.com





©2024 Musco Sports Lighting, LLC



Plan View
Scale - 1" = 150ft

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Mammoth Sports Construction

MAMMOTH

STAND

MARY ROBERTS
GOLDEN OCALA - MEP SITE
PLAN
ADDRESS

Revision Key

No.	Date	Description

Project Manager:

Project Architect:

Checked By: CJK

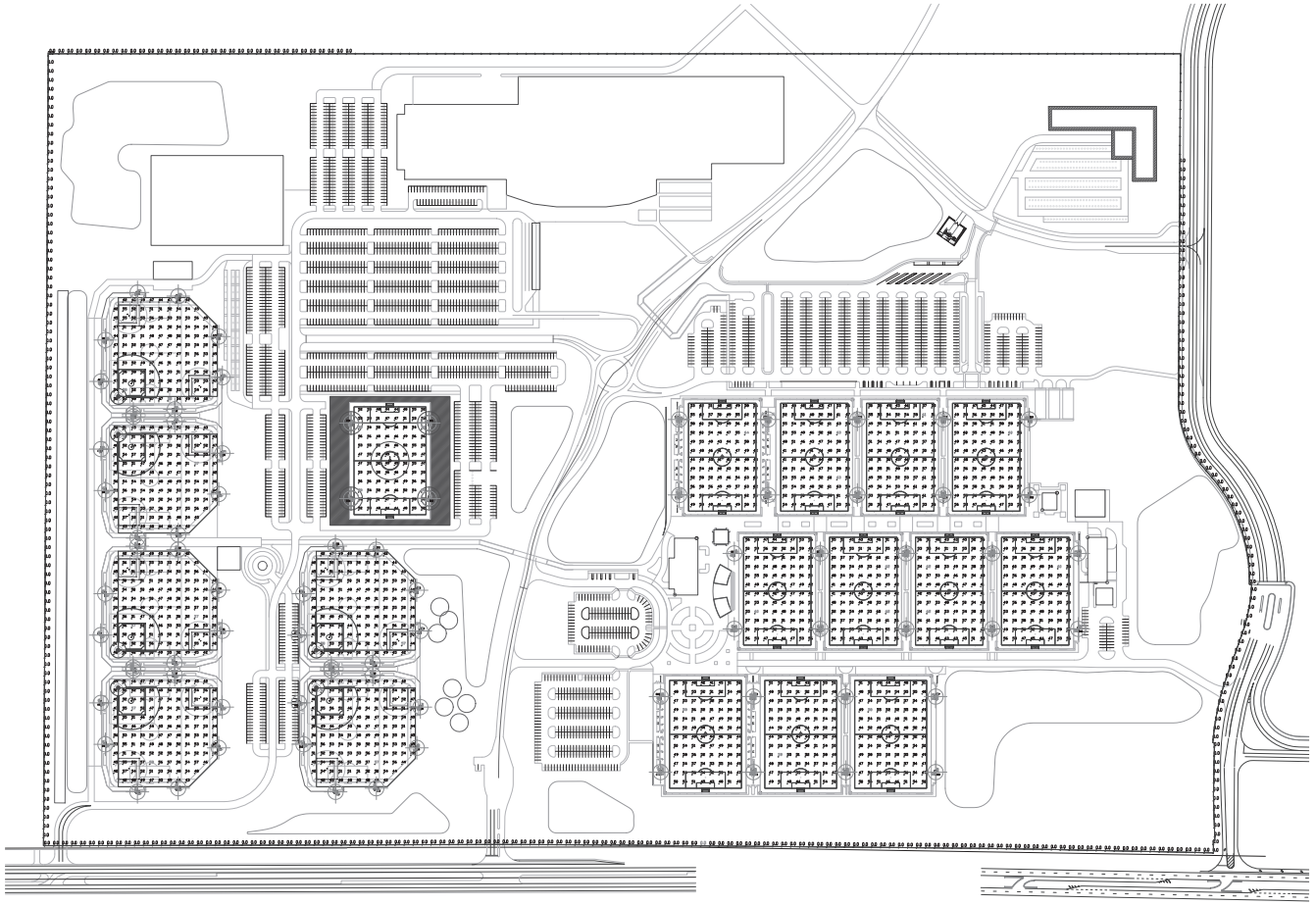
Project Number: 24-0135

Date of Issue: 07/31/2025

Sheet Number:

SITE LIGHTING PHOTOMETRICS

PH1.1



WEC Sports Complex

Grid Summary

Illumination Summary

Plan View
Scale - 1/16" = 1'-0"

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Mammoth Sports Construction

MAMMOTH

STAND

MARY ROBERTS
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PLAN
ADDRESS

Revision Key

No.	Date	Description

Project Manager:

Project Architect:

Checked By: CJK

Project Number: 24-0135

Date of Issue: 07/31/2025

Sheet Number:

SITE LIGHTING PHOTOMETRICS

PH1.2

HENDERSON ENGINEERS

March 3, 2026

David Devore
MMTH
David.Devore@mmth.co

RE: WEC Multi-Use Fields
Environmental Noise Analysis
Project No. 2450004210

Dear David:

The following report summarizes our environmental noise analysis of the planned athletic development on the World Equestrian Center site in Ocala, FL. The development will be located at the southwest corner of the property near Highway 40 and will include new athletic fields and an indoor facility. This report documents the ambient sound level measurements collected during our site visit and predicted future sound levels for the athletic development and concerts.

Noise Study

The scope of our environmental noise analysis included a noise study during an event weekend in order to assess the existing ambient noise levels around the property. Three noise monitoring stations were used for the noise study. Each noise monitoring station included a Larson Davis model 831, Type 1 spectrum analyzer sound level meter (SLM), in a weather-tight case with a cable extending to a ½" microphone placed in a weatherproof shroud with a windscreen. Each SLM was field calibrated before and after the testing session to guarantee accuracy. All SLMs are within the manufacturer's suggested NIST traceable factory calibration. The complete noise monitoring station was attached to an arm mount which was installed on a fence post or tree approximately 4-5 feet above the ground. The equipment and procedures utilized comply with the requirements for measuring sound under the Marion County noise ordinance.

1. Event Description

   The noise study coincided with an equestrian event that occurred from September 5 – September 7, 2025. Below is a summary of the events that occurred over the weekend.

- Summers End Horse Show
  - Date(s): September 5 – 7
  - Location: Arena 6 (outdoor), Warm-Up Arena (outdoor), and Barn X (Barn 10).
  - Description: Both outdoor and indoor horse show. Included public address and associated competition noise.
- Qamar Wedding
  - Date(s): September 5 – 7
  - Location: Equestrian Hotel
  - Description: Indoor Wedding Events
- Joey & Jenny Duo
  - Date(s): September 5
  - Location: Yellow Pony Pub & Garden
  - Description: Musical group/duo. Guitar and amplified vocals. Event held outside with music and crowd noise.
- Rachel Schmidt Event
  - Date(s): September 6
  - Location: Stirrups Restaurant Terrace
  - Description: Approximately 35 occupants held outside at the Stirrups Restaurant balcony at the Equestrian Hotel. Music and crowd noise.
- Ecliff Farrar
  - Date(s): September 6
  - Location: Yellow Pony Pub & Garden
  - Description: Musical group/duo. Guitar and amplified vocals. Event held outside with music and crowd noise.

Attendance estimates from the owner based on their tracking and hotel occupancy were approximately 1,500 people on the campus Friday and then 1,700 people on Saturday. Overall hotel occupancy was about 35% across the two hotels and RV was about 24%.

The events that occurred during the weekend are typical representation for off-season events held roughly from May through October. Varying indoor events are held throughout the year including vendor shows and various group events. Outdoor events typically align in nature with the events that occurred over the weekend of our noise study. Seasonally exterior events occur at the campus including Christmas events in December and high school graduation in the spring.

2. SLM Locations

A continuous environmental noise study was conducted for approximately 24-hour period on September 5 – 6, 2025. See figures below for measurement locations.



Figure 1: Site Map of Measurement Locations (Google Maps)



Figure 2: Measurement Location Photos

Table 1: Sound Level Meter Locations

Meter 1	Emergency Generator Yard off NW 89th Ter
Meter 2	Near NW 92nd Ave Rd Entrance
Meter 3	Near NW 21st St Entrance

3. Weather

Below is a summary of the weather conditions during the noise study.

Table 2: Weather Conditions (wunderground.com)

	Weather	Temperature (high / low)	Wind (speed / gust)
September 5, 2025	Sunny	95° / 70°	14 mph / 17 mph
September 6, 2022	Sunny	100° / 73°	15 mph / 21 mph

Overall, weather had negligible effects on the measurements.

4. Results

The following table provides the overall measurement summary. See appendix for definitions.

Table 3: Overall Measurement Summary Results

	Date	Timeframe	L_{eq} "Average" (dBA)	$L_{max,fast}$ "Maximum" (dBA)	$L_{min,fast}$ "Minimum" (dBA)	L10 (dBA)	L90 (dBA)
Meter 1	9/5/2025	9:40am - 12am	47.4	71.9	33.3	55.9	36.5
	9/6/2025	12am - 9:20am	43.4	71.0	32.4	49.7	34.7
Meter 2	9/5/2025	8:50am - 12am	63.0	91.6	38.5	69.9	45.3
	9/6/2025	12am - 8:50am	60.0	84.0	33.7	67.2	40.1
Meter 3	9/5/2025	10:30am - 12am	50.1	90.8	37.2	57.6	40.0
	9/6/2025	12am - 9:40am	48.8	83.5	35.5	54.5	37.0

The graph below shows the average (LAeq) sound level and LA90 for every ten (10) minutes during the measurement timeframe. Typically, LAeq is used to evaluate the ambient noise level, but due to the amount of transient activity, this is not always the best representation due to the large change in noise level for a short duration. A better representation to filter out the short duration peaks in the noise level, such as a vehicle driving by, is LA90, which is another common metric used to evaluate exterior/ambient noise and indicates the sound level surpassed during 90% of the testing duration. The x-axis represents time in hours. The y-axis represents average sound pressure level for each metric.

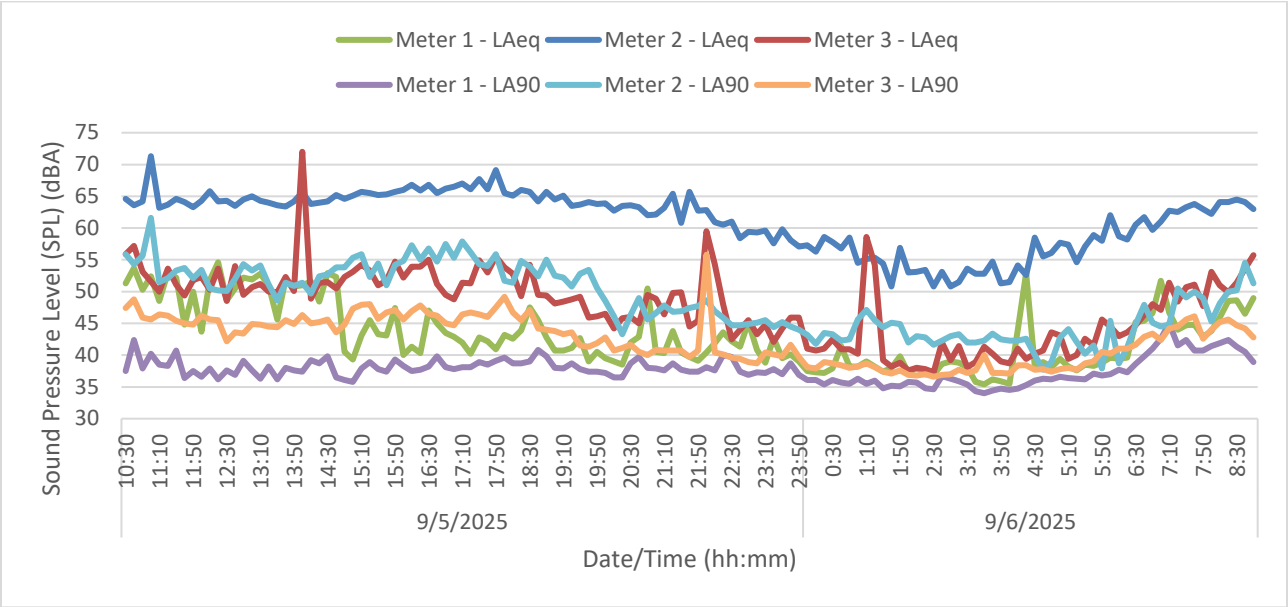


Figure 3: Sound Measurement Time History (September 5, 2025 10:30am – September 6, 2025 8:50am)

The following table summarizes the primary noise source at each measurement location.

Table 4: Overall Measurement Summary Results

	Primary Noise Source
Meter 1	Trucks moving dirt (refer to photo)
Meter 2	Traffic on Highway 40
Meter 3	Noise from construction site to the south, lawn mower, and traffic



Figure 4: Trucks that passed on roadway near Meter 1

Analysis

1. Current In-Season Competition Events

In-season events have higher attendance compared to the off-season event that occurred during the time of the noise study. Average weekday attendance during in-season is approximately 1,000 while weekend events will average around 5,000. Below are the two largest events that are already held on site:

- The First In Show Volleyball Tournament
  - Has drawn 20,000 to campus through the course of the weekend (Friday through Sunday).
  - Currently scheduled again for January 2027
- World Cup Qualifier / All for The Horses
  - Draws approximately 10,000 for the single day.
  - Currently schedule for February 2027

Based on the increased attendance, below are the estimated sound levels for current day in-season events at the noise monitoring locations utilized for the noise study. Sound levels are estimated by multiplying the noise study sound levels by the multiplier for the increased quantity of people.

Table 5: Estimated Sound Levels of In-Season Events.

	L_{eq} (dBA)		
Quantity of People	Meter 1	Meter 2	Meter 3
~1,500 (Data from noise study)	47.4	63.0	50.1
~5,000	52.8	68.4	55.5
~10,000	55.8	71.4	58.5

The Marion County noise ordinance generally prohibits a sound level in excess of 65 dBA The estimated sound level at the Meter 2 location exceeds the Marion County daytime (7am – 10pm) noise ordinance limit of 65 dBA. Predominant noise source at this location during the noise study was traffic on Highway 40, and not site activity noise.

2. Athletic Development

The athletic development is planned to be completed in phases. Below is a summary of the phases and the capacity for each phase.

- Phase 1 Soccer: 3,405 people
- Phase 2 Indoor Facility: 14,000 people
    - Total is based on 9,000 people for the indoor facility and 5,000 people for the soccer stadium.
- Phase 3 Baseball/Soccer: 1,595 people

A. Planned Noise Sources

Plans for the development are conceptual at this time, but below is an outline of the planned noise sources:

1) Loudspeakers

A sound system will be installed at each sports field to amplify the public address. There will also be speakers throughout the development to assist with paging. We assumed the sound system will be designed to achieve 85 dBA in the seating areas. The estimated sound levels below are the result of the sound system at one sports field since it is unlikely that the sound system at all fields will be operational at the same time due to games being at different stages and to help maintain speech intelligibility by not having competing noise sources. There is potential for sound systems to be operational at multiple sports fields at the same time, but it is difficult to know how much they will sum together at this time since it will be dependent on final loudspeaker selection and orientation.

a) South Property Line

There are soccer fields approximately 190 feet from the south property line, and there are baseball fields approximately 215 feet from the south property line. The south property line runs along Highway 40, so the closest receiving property is approximately an additional 190 feet away. Based on the orientation of the fields, the closest speakers aimed in the direction of the south property line are approximately 495 feet from the property line for the soccer fields and approximately 565 feet from the property line for the baseball fields. The

estimated sound level at the south property line based on these locations are outlined below:

Table 6: Estimated Sound Levels at South Property Line from Sound Systems.

Sound System Location	Estimated Sound Level due to Distance Attenuation	
	WEC Property	Closest Receiving Property
Soccer Field	71 dBA	68 dBA
Baseball Field	70 dBA	67 dBA

It should be noted that Section 13-11(10) of the County noise ordinance specifically exempts “scheduled organized athletic contest at a publicly or privately owned or operated facility” from the provisions of the noise ordinance.

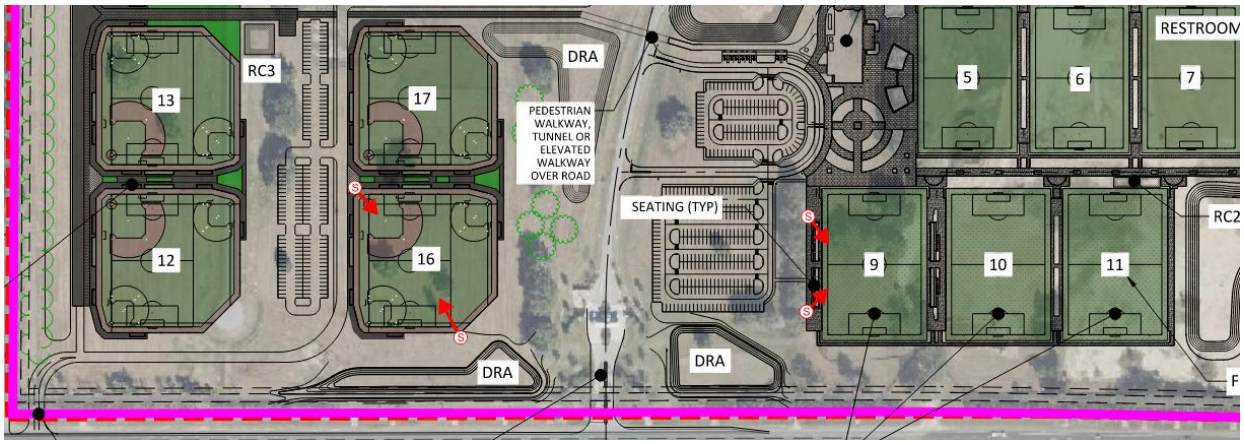


Figure 5: Typical conceptual loudspeaker layout along south property line

b) West Property Line

There are baseball fields approximately 215 feet from the west property line. Based on the orientation of the fields, the closest speakers aimed in the direction of the west property line is approximately 435 feet from the property line for the baseball fields. The estimated sound level at the west property line based on this location is outlined below:

Table 7: Estimated Sound Levels at West Property Line from Sound Systems.

Sound System Location	Estimated Sound Level due to Distance Attenuation
Baseball Field	84 dBA

This is likely worst-case scenario since it assumes no obstructions or barriers between the loudspeaker and property line. As stated above, this is exempt under Section 13-11(10) of the County noise ordinance.

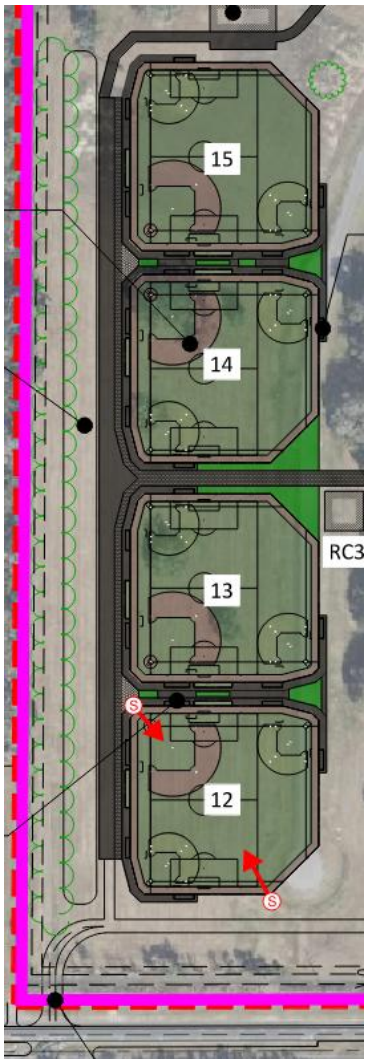


Figure 6: Typical conceptual loudspeaker layout along west property line

c) Loudspeaker System Design

The loudspeaker system design for the project will not be fully developed until the project design has progressed. Estimated sound levels listed above do not factor in any noise control measures such as mounting location, equipment selection, and orientation. PSX, Inc. will be the loudspeaker system designer for the project. They have issued a letter of acknowledgment, refer to Appendix B, stating their understanding of the noise ordinance requirements and their design methodology to adhere to the noise limits at the property line.

2) People

The anticipated max attendance for any event would be 10,000 for a concert event at the arena in the indoor facility. Overall, the facility is designed to support roughly 5,000 - 6,000 people for a sporting event which would be a combined soccer, baseball, and indoor event utilizing the outdoor fields and indoor facility.

Part of the reason for the sports complex is to fill hotel capacity during the equestrian off-season, so having a major equestrian event at the same time as a major sports event is not anticipated. There is potential for a concert event in conjunction with an equestrian event which will likely be when the largest crowd will be on site. This scenario could lead to approximately 20,000 people on site which would exceed the size of any current events. Typical event overlap will be small off-season equestrian events during the sports in-season events (approximately April through September) which will total approximately 10,000 people on site. This size aligns with some of the existing larger events that are held on site. Below are the estimated sound levels for the different scenarios at the noise monitoring locations utilized for the noise study.

Table 8: Estimated Sound Level of Future Events.

	L_{eq} (dBA)		
Quantity of People	Meter 1	Meter 2	Meter 3
~1,500 (Data from noise study)	47.4	63.0	50.1
~10,000 (In-season sports & off-season equestrian event)	55.8	71.4	58.5
~20,000 (Large equestrian event & concert)	58.8	74.4	58.5

The estimated sound level at the Meter 2 location exceeds the noise ordinance limit of 65 dBA. The predominant noise source at this location during the noise study was traffic on Highway 40, so the increased sound level should be assumed to be due to traffic along Highway 40 and not site activity noise.

3) Outdoor Equipment

d) Emergency Generator

Operation of emergency generators is assumed to be excluded from the noise ordinance, and testing of the equipment is exempt based on Section 13-11 Item (6) as long as the testing occurs between 7:00 a.m. and 7:00 p.m.

e) Chiller

A couple locations have been identified for chillers on the conceptual site plan, but equipment selections have not been made at this time. The closest chiller to each property line is approximately 2,000 feet from the south property line and 2,200 feet from the west property line. At these distances, we do not believe they will exceed the noise ordinance limits at the property lines, but this will be confirmed during the design phase after equipment selections have been made.

3. Concerts

Concerts are a possible event type that will occur on site. There are 5 locations that are being considered and shown in green on the site plan below

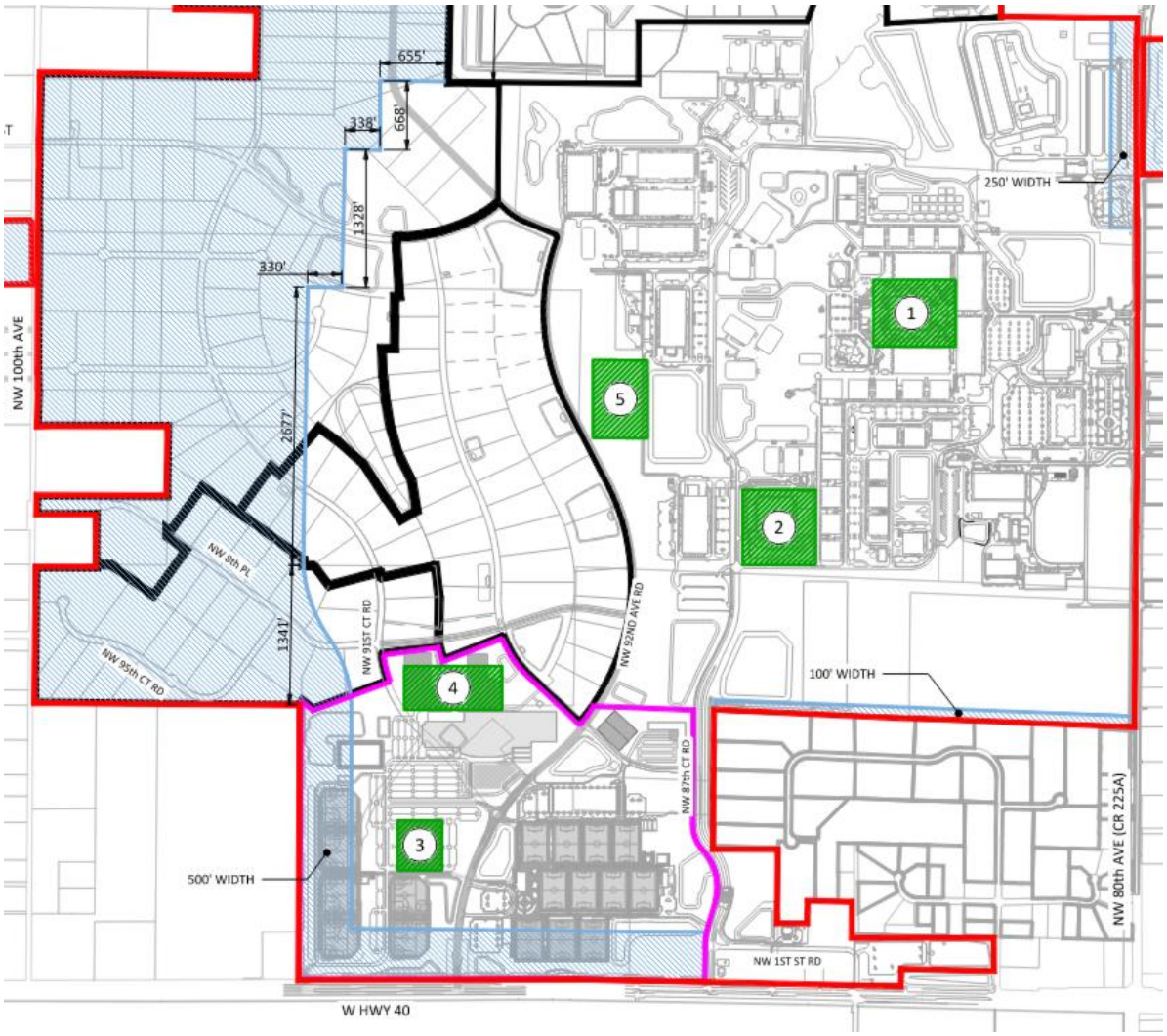


Figure 7: Site plan showing possible concert locations in green

The locations closest to the south and west property lines are locations 3 (soccer stadium) and 4 (grass lot behind indoor arena). Below is a summary of the two locations.

Table 9: Concert locations closest to south and west property lines.

			Distance to Property Line	
Location	Description	Stage Orientation	South	West
3	Soccer stadium	South end pointed north	1,060 feet	946 feet
4	Grass lot behind indoor arena	West end pointed east	2,595 feet	995 feet

A concert utilizes a temporary sound system, and the sound system for each music genre and artist/band is different. We assumed the sound system for a concert event would achieve 100 dBA at 100 feet from the stage. The majority of the sound energy is projected out toward the crowd, but there is some energy that comes off the back of the stage. We assumed 90 dBA at 40' for the sound off the back of the stage. Based on these sound system assumptions, the estimated sound levels at the south and west property line for the two concert locations are outlined below:

Table 10: Estimated Sound Levels at South Property Line from Sound Systems.

Concert Location	Estimated Sound Level due to Distance Attenuation	
	South Property Line	West Property Line
3	62 dBA	80 dBA
4	72 dBA	62 dBA

The estimated sound levels above only account for distance attenuation and do not factor in any reduction provided by the surrounding structures. In order to calculate the exact reduction provided by the surrounding structures, the height and location relative to the sound system is required. This information will not be fully known until the design is further developed, but we would estimate a reduction of 10-15 dBA will be provided by the planned structures. After this information is understood, additional noise control measures can be considered, if needed, to meet the required sound level limits at the property lines.

PSX, Inc is a local live event operator. They have issued a letter, refer to Appendix C, outlining options to manage the sound during the live events in order to meet the noise ordinance requirements.

Conclusion

Typical events planned for the future athletic development will result in crowd sizes that are already experienced during current events on site. There is a scenario that could double the total number of people on site compared to their current largest events, but that would only result in an estimated 3 dBA increase in ambient noise level. Based on the data collected during the noise study, the increased noise level would only exceed the noise ordinance limit in one location, and the predominant noise at that location was traffic noise along Highway 40 and not site activity noise.

Based on the planned noise sources at this time, the loudspeakers and concerts are the only ones that we are projecting that are likely to exceed the noise ordinance criteria.

Concerning the loudspeakers at sports fields, Section 13-11(10) of the County noise ordinance specifically exempts “scheduled organized athletic contest at a publicly or privately owned or operated facility” from the provisions of the noise ordinance. If not, there are strategies, such as relocating or re-aiming the loudspeakers, that could be reviewed in order to limit the amount of noise directed at the property line from the loudspeakers.

Concerning concerts, if the noise ordinance limit is still exceeded at the property line following review of the fully developed design, there are strategies such as additional barriers or screening that could be reviewed.

Please contact me if you have any questions.

Sincerely,
Henderson Engineers

Kevin Butler

Kevin Butler
Acoustical Consultant

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Appendix D – Marion County, Florida, Code of Ordinances

Appendix A – Acoustical Terminology

Decibel (dB) – A unit used to express the level of a sound, equal to 20 times the common logarithm of the ratio of the pressure produced by the sound wave to a reference pressure, usually 20x10-5 Pa.

A-weight – Used to adjust the sound level spectrum in octave bands 63 - 8,000 Hz to approximate human hearing sensitivity. Expressed in single-number for ease of use.

L (eq) – Equivalent continuous sound pressure level. This may be thought of as the "average" sound pressure level over a given time period.

Leq (dBA) – The equivalent continuous (A-weighted) sound level. This may be thought of as the "average" A-weighted sound level over a given time. It is used for assessing noise from various sources, in this case, grocery store back-of-house activity, outdoor building systems noise, and traffic noise.

LN – N varies between 1 to 99, and indicates the noise level exceeded for N% of the measurement time.

L10 – The A-weighted sound level exceeded for 10% of the measuring time duration. It reflects the noisy periods during that time.

L90 – The A-weighted sound level that is exceeded 90% of the measuring time duration. It reflects the quiet periods during that time and is a good indication of the "background" noise level.

Appendix B – PSX, Inc. Letter of Acknowledgement: Sports at WEC, Phase 1, Ocala, FL

Sports at WEC
World Equestrian Center
1390 NW 80th Ave
Ocala, FL 34482

Attn: Mason Jordan, Senior Director of Operations, World Equestrian Center (WEC)

RE: Sports at WEC, Phase 1, Ocala, FL.

Dear Mr. Jordan,

In reference to the **Henderson Engineers Acoustical Report dated January 16, 2026, regarding the WEC Multi-Use Sports Field and the attached Environmental Noise Analysis (Exhibit A)**, I am writing to formally confirm PSX's design methodology and our comprehensive understanding of the intended functions for the Audio Systems being developed for Sports at WEC, Phase 1, Ocala, FL.

As the audiovisual systems designer of record for this project, PSX is engineering a sound reinforcement system specifically tailored for real-time spoken-word announcements. This system is not designed, nor intended, to accommodate live or recorded music playback, pre-recorded audio, or serve as a "play-by-play" sound reinforcement solution. The speaker types that PSX is designing into the project include column arrays for field and parking lot coverage, compact coaxial all-weather loudspeakers for outdoor public areas (corridor, award platform, etc.) coverage, as well as covered seating for fields 1 & 9 (the competition fields) coverage, and recessed ceiling speakers for indoor areas (restaurant and restrooms) coverage. All speakers will be strategically positioned to ensure optimal sound coverage throughout public areas, while minimizing audio transmission beyond the property boundaries.

Our understanding is that the audiovisual systems for Sports at WEC are intended solely for public address and event-related announcements, such as signaling the commencement and conclusion of games, weather advisories, lost property or children, and field location updates. The system's design does not support continuous music playback, live musical performance amplification, or play call broadcasting.

We acknowledge and will adhere to the requirements outlined in the **Marion County, Florida, Code of Ordinances, specifically Chapter 13 – Noise and Vibration Control.**

PSX will ensure that the audiovisual systems are installed, tested, and commissioned to operate in full compliance with Marion County, Florida, Noise Ordinance standards as measured at the WEC property boundary. Our systems will satisfy all stipulated criteria and operational expectations set forth by WEC.

Please confirm receipt of this letter and indicate your agreement with the outlined approach and intended use of the audiovisual systems.

Sincerely,



Steven Fisher
Chief Operating Officer
PSX, Inc.
Cc: Kevin Butler, Henderson Engineers

Appendix C – PSX, Inc. Letter: Live Event Productions at WEC, Ocala, FL.

02/16/2026

Equestrian Operations, LLC.
Mason Jordan, Information Technology Manager
1390 NW 80th Avenue, Ocala, FL 34482
352.414.3601
mason.jordan@wec.net

Attn: Mason Jordan, Senior Director of Operations, World Equestrian Center (WEC)

RE: Live Event Productions at WEC, Ocala, FL.

Dear Mr. Jordan,
In response to your request, I am writing to provide PSX's expert opinion and professional recommendations on sound mitigation for live event productions at WEC, Ocala, FL.

Our understanding is that WEC is exploring live event productions on its property, leveraging the vast outdoor space for special events, including concerts.

As outdoor environments present greater challenges in managing sound, we recommend the following solutions for your review and consideration.

1. **Positioning of the Stage and Audio System** – The most effective method for sound control is to orient the stage and audio system toward the property's interior, ideally using trees or other foliage to absorb sound waves.

   Controlling outdoor sound presents challenges due to the multitude of variables affecting sound transmission, including temperature. High humidity decreases air density, thereby increasing sound velocity. Conversely, cold air can create a temperature inversion that refracts sound waves back toward the ground, enabling them to travel farther. The most effective and scientifically supported methods for managing sound propagation are listed in the options below.

2. **Digitally Steerable Speaker Arrays** - Digitally Steerable Speaker Arrays are specialized audio devices engineered to minimize sound spillover into undesired areas, while delivering uniform coverage, consistent sound pressure levels (SPL), and enhancing speech intelligibility and overall sound quality.

   This is achieved through the utilization of a series of speakers with closely spaced drivers, regulated by a digital signal processing system, or DSP. The DSP permits the sound engineer to precisely aim and direct sound streams towards audiences while restricting sound dispersion into adjacent areas where sound is undesirable.

This application is widely used in the UK and Europe, where sound ordinances are stricter than in the U.S. These systems are generally more costly than traditional systems, but they are intended for specific applications, such as an outdoor venue at WEC.

Finally, low frequencies (bass) are harder to control because low-frequency sound waves travel farther. These frequencies are best controlled with a digitally steerable speaker array, in conjunction with a cardioid subwoofer array, as described below.

3. **Cardioid Subwoofer Speaker Arrays** – Cardioid subwoofer speaker arrays are used to direct low-frequency (bass) sound waves in areas where unwanted sound is present. This system uses multiple subwoofers to cancel frequencies in specific areas by applying reversed polarity and exploiting the physical proximity of one subwoofer to another.

   This array helps contain sound to meet noise and sound regulations while improving clarity and reflectivity from people and objects. In this configuration, more subwoofers are required to achieve proper SPL for live productions, increasing equipment costs.

4. **Audio Sound Limiter** – An audio sound limiter is a protective piece of hardware and/or software that prevents audio signals from exceeding a preset sound (SPL) threshold or volume level. Used in conjunction with the two systems listed, it is the best way to deliver high-quality audio to an audience at a level that complies with sound ordinances.

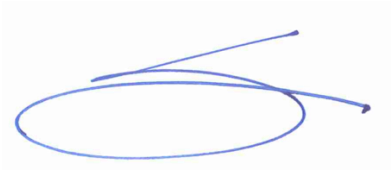
   Given that most live event productions are led by humans (sound engineers), there is always the potential for a sound limiter to be overridden, requiring a property employee to be present to ensure all sound limits are maintained.

5. **Sound Level Meters** – Sound level meters are used to monitor sound levels, in real time, to ensure compliance with sound ordinances and pre-established sound pressure levels for live event productions. This device can be handheld or permanently installed at a specific location or area(s) of concern, such as a property line, to ensure sound compliance. The device consists of a microphone, amplifier, signal-processing circuitry, and a display that measures dB in a specified area.

6. **Special Event Permits** – Given that WEC is a multipurpose facility interested in live event production, there may be an opportunity to leverage “special event permits” for live events. Depending on the jurisdiction, special event permits may waive normal sound ordinances for a specific event, location, and time frame. These permits are used at schools for fairs, festivals, and fundraisers that do not occur regularly. This is an option to consider, depending on the frequency of outdoor live event production planned for the property.

We have reviewed the Marion County, Florida, Code of Ordinances, specifically Chapter 13 – Noise and Vibration Control. In our professional opinion, we believe the recommendations provided above, in part or in whole, will result in the sound system complying with the County requirements.

Sincerely,



Steven Fisher
Chief Operating Officer
PSX, Inc.
Cc: Kevin Butler, Henderson Engineers

Appendix D – Marion County, Florida, Code of Ordinances

- Chapter 13 – Noise and Vibration Control

Chapter 13
NOISE AND VIBRATION CONTROL[1]

Sec. 13-1. Title.

This chapter shall be known and may be cited as the "Noise and Vibration Control Ordinance of Marion County, Florida."

(Ord. No. 99-2, § 1, 1-19-99)

Sec. 13-2. Authority.

This chapter is enacted pursuant to Fla. Const. Art. II Section 7, which provides that adequate provision shall be made by law for the abatement of excessive and unnecessary noise, and under the home rule power of Marion County, Florida, specifically, F.S. section 125.01(1).

(Ord. No. 99-2, § 1, 1-19-99)

Sec. 13-3. Scope.

This chapter shall be effective throughout the unincorporated area of the county.

(Ord. No. 99-2, § 1, 1-19-99)

Sec. 13-4. Purpose.

The purpose of this chapter is to prevent, prohibit and provide for the abatement of excessive and unnecessary noise and vibration in order to protect the health, safety, and general welfare of people of the county.

(Ord. No. 99-2, § 1, 1-19-99)

Sec. 13-5. Terminology, standards, and definitions.

(a) *Terminology and standards.* All technical acoustical terminology and standards used in this chapter which are not defined in subsection (b) shall be read or construed in conformance with the American National Standards Institute, Inc. ("ANSI") publication entitled "Acoustical Terminology," designated as ANSI S1.1-1960, or its successor publication.

[1]Editor's note(s)—Ord. No. 99-2, § 1, adopted January 19, 1999, amended Ch. 13, Noise, to read as herein set out. Prior to such amendment, Ch. 13 contained §§ 13-1—13-8, derived from Ord. No. 78-7, §§ 1—8, adopted August 1, 1978. It should also be noted that § 3 of Ord. No. 99-2 provides that "...This Ordinance specifically supercedes the provisions in the Marion County Land Development Code, Article 5.5.15(d) & (e)."

(b) *Definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, unless the context clearly indicates a different meaning:

(1) *A-weighted sound pressure level* shall mean the sound pressure level, in decibels, as measured on a sound level meter using the A-weighting network. The level so read shall be designated as dB(A).

(2) *Ambient sound level* or *background sound level* shall mean the background sound pressure level at a given location, normally specified as a reference level to study a new intrusive sound source. Ambient sound levels may be measured to provide a reference point for analyzing an intrusive sound to a given environment.

(3) *ANSI* shall mean the American National Standards Institute.

(4) *Construction* shall mean any site preparation, assembly, erection, substantial repair, alteration, or similar action, for or on public or private thoroughfares, structures, utilities or similar property.

(5) *Decibel* or *dB* shall mean a unit for describing the amplitude of sound, equal to twenty (20) times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals per square meter.

(6) *Demolition* shall mean any dismantling, destructing or razing of structures, utilities, public or private thoroughfares, or similar property.

(7) *Emergency* shall mean any occurrence or circumstance involving actual or imminent physical death or trauma, or property damage, demanding immediate emergency work or service.

(8) *Emergency work* or *emergency service* shall mean any labor performed for the purpose of preventing or alleviating, or attempting to prevent or alleviate, an emergency.

(9) *Equivalent sound pressure level (Leq)* shall mean a sound level descriptor based on the average acoustic intensity over time. Leq is intended as a single number indicator to describe the mean energy or intensity level over a specified period of time during which the sound level fluctuated. Leq is measured in dB and must be A-weighted.

(10) *Leq,* see definition for "equivalent sound pressure level."

(11) *Motor vehicle* shall mean any vehicle defined as "motor vehicle" by F.S. § 320.01(1).

(12) *Multifamily residential dwelling* shall mean a building designed or used exclusively for residential occupancy by two (2) or more families.

(13) *Multifamily residential dwelling unit* shall mean the portion of a multifamily residential dwelling designed or used exclusively for residential occupancy by only one family.

(14) *Noise* shall mean any sound produced in such quantity and for such duration that it annoys, disturbs or may injure a man or woman of normal sensitivities.

(15) *Noise-sensitive zone* shall mean a quiet zone where serenity and quiet are of extraordinary significance, which is open or in session, and which is demarcated by conspicuous signage identifying it as a noise-sensitive or quiet zone. Noise-sensitive zones may include schools, public libraries, churches, hospitals, nursing homes, and other areas defined as such pursuant to a resolution adopted by the board of county commissioners.

(16) *Person* shall mean an individual, association, partnership, or corporation, including any officer, employee, department, agency or instrumentality of the United States, the state or any political subdivision thereof.

(17) *Plainly audible* means any electronically amplified music or sound that can be clearly heard by an officer using his normal hearing faculties not enhanced by any device such as a microphone or hearing

aid. Where distance measurements are required by this section to determine whether sound is plainly audible for purposes of this article, measurements shall be taken in accordance with the following requirements:

a. The officer must have a direct line of sight to the relevant location (i.e., the location of the noise, real property line, or motor vehicle), so that the officer can readily identify the distance involved.

b. The officer need not determine the particular words or phrases being produced or the name of any song or artist producing the sound. The detection of a rhythmic bass reverberating type sound is sufficient to constitute a plainly audible sound.

(18) *Public right-of-way* shall mean any street, avenue, boulevard, highway, sidewalk, alley, or similar place normally accessible to the public which is owned or controlled by the county.

(19) *Pure tone* shall mean any sound which can be distinctly heard as a single pitch or a set of single pitches.

(20) *Real property line* means either: (i) the imaginary line including its vertical extension that separates one parcel of real property from another; or (ii) the vertical and horizontal boundaries of a dwelling unit that is part of a multifamily dwelling unit such as a condominium, townhouse or apartment building.

(21) *Residential areas* means recorded and unrecorded subdivisions and those areas in which there is a concentration of residential dwelling units on lots or tracts of less than five (5) acres.

(22) *RMS sound pressure* shall mean the square root of the time averaged square of the sound pressure.

(23) *Single-family residential dwelling* shall mean a detached dwelling containing complete housekeeping facilities for only one family, designed for or occupied exclusively by one family for usual domestic purposes, and having no enclosed space or cooking facilities or sanitary facilities in common with any other dwelling.

(24) *Single-family residential dwelling lot* shall mean the parcel of land upon which a single family residential dwelling is located.

(25) *Sound* shall mean an oscillation in pressure, stress, particle displacement, particle velocity or other physical parameter, in a medium (typically air). The description of sound may include any characteristic of such sound, including duration, intensity, and frequency.

(26) *Sound level* shall mean the sound pressure level obtained by the use of a sound level analyzer using weighting A, B, or C as specified in American National Standards Institute specifications for sound level analyzers (ANSI S1.4-1971), or successor publications. If the weighting employed is not indicated, the A-weighting shall apply.

(27) *Sound level analyzer* shall mean an instrument which includes a microphone, amplifier, RMS detector, integrator or time averager, output meter, and weighting network used to measure sound pressure levels. The output analyzer reads sound pressure level when properly calibrated. The sound level analyzer shall be of Type 2 or better, as specified in the American National Standards Institute publication entitled "Specifications for Sound-Level Meters," designated as ANSI S1.4-1971 or successor publications.

(28) *Sound pressure* shall mean the instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space, as produced by the presence of sound energy.

(29) *Sound pressure level* shall mean twenty (20) times the logarithm to the base ten (10) of the ratio of the RMS sound pressure to the reference pressure of twenty (20) micropascals per square meter. The sound pressure level is denoted Lp (or SPL) and is expressed in decibels.

(30) *Vibration measuring device (VMD)* means a three (3) component vibration measuring device.

(31) *Vibration* shall mean a periodic motion of the particles of an elastic body or medium in alternatively opposite directions from the position of equilibrium when that equilibrium has been disturbed; the action of vibrating; the state of being vibrated. As applied in this chapter shall mean ground-borne vibration.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Sec. 13-6. Findings of fact.

(a) Sound or vibration that exceeds the thresholds provided for herein interferes with the quality of life and can interfere with the health, safety and general welfare of the public.

(b) In particular, sound or vibration that exceeds the thresholds provided for herein can cause adverse psychological and physiological effects on humans.

(c) A substantial body of science and technology exists by which noise may be measured and substantially abated.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Sec. 13-7. Maximum permissible sound levels; land use acoustic categories; times; measurement descriptors; and adjustment for character of sound.

(a) Table 1 lists land use acoustic categories described by the letter symbol A, B, C, and D. These land use acoustic categories are to be used for the correlating times set forth in Table 2, the Sound Level Limits. Subject to subsections (b), (c), and (d) of this section, the sound level limits set forth in Table 2 by the land use acoustic categories described in Table 1, shall not be exceeded at the receiving property line by noise emanating from either the same land use acoustic category or by a different land use acoustic category. (For example, the sound level limit for a noise sensitive zone at any time is 55 dB(A) as shown in Table 2. This sound level limit of fifty-five (55) dB shall not be exceeded by sound emanating from a residential area at any time although the sound level limit of the residential use property is sixty-five (65) dB(A) from 7:00 a.m. until 10:00 p.m.).

TABLE 1—LAND USE ACOUSTIC

CATEGORIES

Letter Symbol for Land Use Acoustic Category	Description of Land Use Acoustic Category
A	Noise-sensitive zone.
B	Residential areas, hotels, motels, time share condominiums, picnic areas, recreation areas, playgrounds, active sports areas, or parks.
C	Commercial or professional/office areas where commerce, e.g. retail sales, and/or professional services are offered, or areas zoned as such, excluding commercial areas used for industrial uses.
D	Industrial or commercial areas where manufacturing, production/shipping, or other industrial uses occur.

TABLE 2—TIME AVERAGED (LEQ)

A-WEIGHTED SOUND PRESSURE

LEVEL LIMITS

Land Use Acoustic Category*	Time	Sound Level db(A)
A	Any time	55
B	7:00 a.m. to 10:00 p.m.	65
B	10:00 p.m. to 7:00 a.m.	55
C	7:00 a.m. to 10:00 p.m.	65
C	10:00 p.m. to 7:00 a.m.	60
D	Any time	75

*See Table 1 above for correlation of letter symbol with description of land use acoustic category.

(b) The sound level limits set forth in Table 2 shall be exceeded when the either of the following occur:

(1) The Leq value for the required measurement period is greater than the established land use acoustic category limits in Table 2; or

(2) The sound at any one point in time exceeds the established land use acoustic category limits in Table 2 by a measured sound level of fifteen (15) decibels or more.

(c) For any source of sound which emits a pure tone, the sound level limits set forth in Table 2 shall be reduced by five (5) dB(A).

(d) The land use acoustic categories set forth in subsection (a) shall be subject to existing special use permits, special exceptions, conditional zoning, nonconforming uses, and variances.

(e) Existing commercial uses as of the adoption date of this ordinance [from which this section derives] shall comply with the noise and vibration standards no later than six (6) months from said adoption date.

(f) Existing industrial uses as of the adoption date of this Ordinance No. 99-2 shall comply with the noise and vibration standards no later than one year from said adoption date.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Sec. 13-8. Measurement of sound.

(a) Sound shall be measured with a sound level analyzer.

(b) The sound level shall be measured at a distance no closer than the real property line of the parcel or lot from which the sound is emanating.

(c) A measurement period shall not be less than five (5) minutes, must be continuous, must be taken at the time when any noise source is occurring, and must report the Leq value for the time period.

(d) A measurement shall be recorded so as to secure and ensure an accurate representation of the sound.

(e) A measurement should be taken at approximately five (5) feet above the ground or surface away from any obstructing or reflecting surface.

(f) A microphone windscreen shall be required to avoid wind noise biasing of a measurement.

(g) All manufacturer's directions on the operation of the sound level analyzer shall be followed (e.g., proper microphone angle).

(h) All sound level analyzers used for measurement shall be in conformance with ANSI S1.4-1983 or successor publications.

(i) Instrumentation for sound level measurements shall be type 2 or better (ANSI S1.4-1971) and must be capable of reporting values for the equivalent sound level (Leq) in the units of dB, A-weighted (dB(A)).

(j) All octave and third octave band filter sets of the sound level analyzer shall be in conformance with ANSI S1.11-1976 or successor publications.

(k) Calibration of all instruments, components, and attachments shall conform to the latest ANSI standards.

(l) Measurements for sound shall be made by individuals trained and certified in a noise measurement program.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Sec. 13-9. Enforcement based on plainly audible sound.

In addition to those general standards set forth in section 13-7, and unless otherwise exempted in this article, the following acts, and the causing thereof, are declared to be a violation of this section:

(1) The use, operation or playing of any radio, television, phonograph, stereo set, tape player, sound amplifier, musical instrument or similar device which produces or reproduces sound in a manner as to be plainly audible at a distance, herein prescribed in Table 3, away from the real property line of the source of the sound, to any person in a residential area.

TABLE 3—RESIDENTIAL DENSITY

Lot Width in Feet for Receiving Party	Distance in Feet from the Real Property Line
150 or more	50
85 to 149	35
75 to 84	25
45 to 74	15
Under 45	One-third of the lot width

(2) The use, operation or playing of any radio, television, phonograph, stereo set, tape player, sound amplifier, musical instrument or similar device which produces or reproduces sound in a manner as to be plainly audible to any person inside a multifamily dwelling unit, or the interior of a single family dwelling unit within a P-MH or P-RV zoning classification, other urban density residential dwelling, or the interior of an occupied building in a noise-sensitive zone.

(3) The use, operation or playing of any radio, television, phonograph, stereo set, tape player, sound amplifier, musical instrument or similar device which produces or reproduces sound in a manner as to be plainly audible at a distance of fifty (50) feet away from the real property line of the source of the sound, to any person in a commercial, industrial, or public space.

(Ord. No. 15-08, § 1, 6-16-2015)

Sec. 13-10. Prohibited acts.

(a) Subject to the provisions of sections 13-11 and 13-12, no person shall produce, cause to be produced, or allow to be produced, by any means, any sound within any private or public property, including a right-of-way, which sound, when measured pursuant to section 13-8, exceeds the applicable sound level limits set forth in section 13-7.

(b) Subject to the provisions of sections 13-11 and 13-12, no person shall produce, cause to be produced, or allow to be produced, by any means set forth in section 13-9, any sound within any private or public property, including a right-of-way, which sound, is plainly audible.

(c) Subject to the provisions of sections 13-11 and 13-12, no person shall produce, cause to be produced, or allow to be produced, by any means, any ground-borne vibration at or beyond the property line of the parcel or lot from which the vibration is emanating in excess of that indicated in Table 4 as measured by the V.M.D.

TABLE 4—MAXIMUM ALLOWABLE GROUND-BORNE VIBRATION DISPLACEMENT

Frequency (Cycles per Second)	Vibration Displacement (In Inches)	
	Steady State	Impact
Under 10	.0005	.0010
10—19	.0004	.0008
20—29	.0003	.0006
30—39	.0002	.0004
40 and over	.0001	.0002

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note(s)—Section 1 of Ord. No. 15-08, adopted June 16, 2015, amended and renumbered former § 13-9 as § 13-10.

Sec. 13-11. Exemptions.

The provisions of section 13-10 shall not apply to the following sounds or vibrations:

(1) Railway locomotives or cars activity conducted in accordance with federal laws and regulations;

(2) Household or farming tools, appliances and equipment meeting applicable manufacturer's specifications as to sound, from 7:00 a.m. until 10:00 p.m.;

(3) Aircraft and airport activity conducted in accordance with federal laws and regulations;

(4) Law enforcement activities, including training;

(5) Emergency signals during emergencies;

(6) Emergency testing between 7:00 a.m. and 7:00 p.m.;

(7) Motor vehicles operating on a public right-of-way subject to F.S. § 316.293, and applicable federal criteria;

(8) Refuse collection vehicles not exceeding eighty-six (86) dB(A) from 7:00 a.m. to 7:00 p.m.;

(9) Construction activities for which the county has issued a development permit, as defined in F.S. § 163.3164, provided such activity occurs between 7:00 a.m. and 10:00 p.m.;

(10) Scheduled organized athletic contest at a publicly or privately owned or operated facility;

(11) The supervised public display of fireworks by fair associations, amusement parks, and other organizations or groups of individuals or other lawful use of fireworks;

(12) Agricultural and agricultural related activities on agriculturally zoned land; and

(13) Activities allowed by existing special use permits, special exceptions, conditional zoning, non-conforming uses, or variances at existing noise levels.

(14) Sound associated with activities allowed by right in a permitted and conforming commercial or industrial zoning classification shall be subject to section 13-7 (measured sound levels) and exempt from section 13-9 (enforcement based on plainly audible sound).

(15) Noises from motor vehicles engaged in a professional or amateur sanctioned, competitive sports event for which admission or entry fee is charges, including practice or time trials for such event, if otherwise permitted hereunder.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note(s)—Section 1 of Ord. No. 15-08, adopted June 16, 2015, amended and renumbered former § 13-10 as § 13-11.

Sec. 13-12. Variances.

(a) The board of adjustment may grant a variance from any provision of section 13-7 or 13-10.

(b) Any person seeking a variance shall submit an application with the zoning department containing information which demonstrates that bringing the sound or vibration for which the variance is sought into compliance with this chapter would constitute an unreasonable hardship on the applicant, community, or on other persons. At a minimum, the applicant shall provide the following information:

(1) Identification of applicant;

(2) Applicant's mailing address;

(3) Legal description of property from which the sound or vibration will emanate;

(4) Description of source of sound or vibration;

(5) Description of sound or vibration;

(6) Names and addresses of all abutting property owners; and

(7) Facts and reasons justifying a variance.

(c) The applicant for a variance shall tender an application fee in an amount determined by the board of county commissioners.

(d) The zoning department shall schedule a hearing on the variance application with the board of adjustment. The department shall notify the applicant for a variance and all abutting property owners within three hundred (300) feet no less than ten (10) days before the hearing of the time, date, and place of the hearing. If department records show that the variance application stems from a complaint, the department shall also so notify the complainant.

(e) At the hearing, the applicant may submit any relevant evidence or testimony. In deciding whether to grant or deny the application, the board of adjustment shall balance the hardship which will result to the applicant, the community, and other persons if the variance is not granted, versus the adverse impact on the health, safety, and general welfare of persons if the variance is granted. The board of adjustment shall grant or deny the variance application no later than ten (10) days after the date of the hearing. In granting or denying a variance application, the board of adjustment shall state in writing on the application, the reasons for their decision. If the board of adjustment's decision is to grant the application, they shall set forth the terms and conditions of the variance, including the effective date of the variance, the period of the variance, the time of day the variance may be used, the location where the sound or vibration may be created or caused, and the sound or vibration level limits.

(f) No variance may exceed three hundred sixty-five (365) days.

(g) If the board of adjustment grants the variance application, a written variance shall be issued to the applicant. However, the variance shall not be issued until the time for filing a notice of appeal pursuant to subsection (j) has expired. If a notice of appeal is filed, the variance shall not be issued unless the circuit court upholds the board of adjustment's decision.

(h) The variance shall contain all the terms and conditions of the variance. A copy of the variance shall be retained by the zoning department. This copy shall be available for inspection upon request by the general public.

(i) In the event of noncompliance with any term or condition of the variance, the board of adjustment shall provide notice of a public hearing as provided in paragraph (d), above, for consideration of the nature of the noncompliance and the possible revocation of the variance, and the right of all interested parties to present evidence at such hearing. If the board of adjustment determines that the noncompliance has not been eliminated within seven (7) calendar days following receipt of the notice of noncompliance, the board of adjustment shall revoke the variance, and shall so advise the variance holder by mail.

(j) Any variance applicant or abutting property owner within three hundred (300) feet may appeal a decision of the board of adjustment on a variance application by submitting a notice of appeal with the clerk of the circuit court within thirty (30) calendar days after the decision is entered. The appeal shall be by certiorari to the circuit court in and for the 5th Judicial Circuit, Marion County, Florida, and shall be limited to a review of the record evidence presented at the public hearing conducted pursuant to paragraph (i), above.

(k) Any variance holder may appeal a decision of the board of adjustment revoking a variance pursuant to subsection (i) by submitting a notice of appeal to the clerk of the circuit court within thirty (30) calendar days after the revocation. The appeal shall be by certiorari to the circuit court in and for the 5th Judicial Circuit, Marion County, Florida, and shall be limited to a review of the record evidence presented at the public hearing conducted pursuant to paragraph (i), above.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note(s)—Section 1 of Ord. No. 15-08, adopted June 16, 2015, amended and renumbered former § 13-11 as § 13-12.

Sec. 13-13. Enforcement.

(a) The code enforcement department is empowered to investigate any situation where a person is alleged to be violating section 13-10.

(b) (1) If a code enforcement officer encounters a circumstance which reasonably indicates that a person is violating subsection 13-10(a), he shall measure the sound pressure level with a sound level analyzer to determine if the sound pressure level exceeds the level permitted under section 13-7. If the results of the test indicate that a violation of subsection 13-10(a) is occurring, the code enforcement officer is thereupon authorized to issue a citation to the person producing, causing to be produced, or allowing to be produced, the sound.

(2) If a code enforcement officer encounters a circumstance which reasonably indicates that a person is violating subsection 13-10 (c), he shall measure the vibration at ground level with a V.M.D. If the results of the test indicate that a violation of subsection 13-10(c) is occurring the code enforcement officer is thereupon authorized to issue a citation to the person producing, causing to be produced, or allowing to be produced, the vibration.

(c) Code enforcement officers and law enforcement officers are empowered to investigate any situation where a person is alleged to be violating subsection 13-10(b) and issue civil citations for the violation of any

provision of said section, when based upon personal investigation, the officer has reasonable and probable grounds to believe that a plainly audible violation has occurred.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note(s)—Section 1 of Ord. No. 15-08, adopted June 16, 2015, amended and renumbered former § 13-12 as § 13-13.

Sec. 13-14. Penalty.

(a) A violation of section 13-10 shall be punished as provided in section 2-211 of the Marion County Code, as it may be amended.

(b) A person who has been issued a citation shall be subject to a civil penalty.

(1) For the first violation, a warning to eliminate or abate the violation within a reasonable time.

(2) For the second violation, by a civil penalty of one hundred dollars ($100.00).

(3) For third and subsequent violations, by a civil penalty of five hundred dollars ($500.00).

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note(s)—Section 1 of Ord. No. 15-08, adopted June 16, 2015, amended and renumbered former § 13-13 as § 13-14.

Sec. 13-15. Other remedies.

The board of county commissioners or any substantially affected person may bring suit in the circuit court of the county to restrain, enjoin or otherwise prevent the violation of this chapter.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note(s)—Section 1 of Ord. No. 15-08, adopted June 16, 2015, renumbered former § 13-14 as § 13-15.

Sec. 13-16. No liability for reasonable, good faith trespass by enforcement officer.

The sheriff and the county shall be immune from prosecution, civil or criminal, for reasonable, good faith trespass upon private property while in the discharge of duties under this chapter.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note(s)—Section 1 of Ord. No. 15-08, adopted June 16, 2015, renumbered former § 13-15 as § 13-16.

Sec. 13-17. Administration.

The board of county commissioners may adopt such resolutions as are necessary to effectively administer this chapter.

(Ord. No. 99-2, § 1, 1-19-99; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note(s)—Section 1 of Ord. No. 15-08, adopted June 16, 2015, renumbered former § 13-16 as § 13-17.

Sec. 13-18. Regulations on vessels.

(a) Adoption of regulations. Pursuant to the authority F.S. § 327.65(2)(a), Marion County imposes the following noise pollution and exhaust regulations on vessels.

(1) No person shall operate or give permission for the operation of any vessel on the waters of Marion County in such a manner as to exceed the following sound level at a distance of fifty (50) feet from the vessel: for all vessels, a maximum sound level of ninety (90) dBA.

(2) Any person who refuses to submit to a sound level test when requested to do so by a law enforcement officer is guilty of a misdemeanor of the second degree, punishable as provided in F.S. § 775.082 or § 775.083.

(b) *Definitions.* The following words and phrases, when used in this section shall have the meanings respectively assigned to them in this subsection.

(1) *dBA* means the composite abbreviation for the A-weighted sound level and the unit of sound level, the decibel.

(2) *Sound level* means the A-weighted sound pressure level measured with fast response using an instrument complying with the specification for sound level meters of the American National Standards Institute, Inc., or its successor bodies, except that only a weighting and fast dynamic response need be provided.

(c) *Enforcement and penalties.* This section shall be enforced pursuant to F.S. §§ 327.70 through 327.74, as the same may be amended from time to time.

(Ord. No. 02-31, §§ 1—3, 12-3-2002; Ord. No. 15-08, § 1, 6-16-2015)

Editor's note(s)—Section 1 of Ord. No. 15-08, adopted June 16, 2015, renumbered former § 13-17 as § 13-18.

From:	George Horton
To:	Rison, Christopher; Weyrauch, Kenneth; Varadin, Chuck
Cc:	Jimmy Gooding (jgooding@lawyersocala.com); David Tillman; Jon Harvey; Kayla Oliver; Donald DeLuca (ddeluca@rlcarriers.com); Janna Ward (janna.ward@rlrllc.com)
Subject:	AR#32565 - Golden Ocala PUD Amendment - Environmental Noise Analysis
Date:	Wednesday, March 4, 2026 5:11:15 PM
Attachments:	Report - WEC Multi-Use Fields - Environmental Noise Analysis.pdf

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER
This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Chris,

Good afternoon. Per Mr. Gooding's request, attached is the Environmental Noise Analysis supporting the Golden Ocala PUD Amendment application currently under review. Please include this document in the packet you are preparing and upload for Friday.

Mr. Gooding is out of town at the moment, but he informed me that he will be sending you additional supplemental documents via email through Friday.

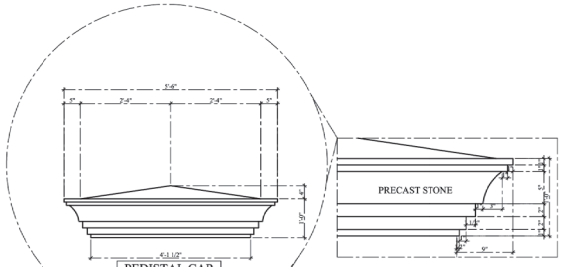
Thank you for your time and assistance.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

George Horton, P.E.

Tillman & Associates ENGINEERING, LLC.
Civil Engineering ? Planning ? GIS ? Landscape Architecture ? Environmental
1720 SE 16th Ave., Bldg. 100 ? Ocala, FL. 34471
Phone: 352.387.4540 Ext: 205 Fax: 352.387.4545
Email: mail@tillmaneng.com Web: www.tillmaneng.com
Email: ghorton@tillmaneng.com



THE OWNER AND/OR CONTRACTOR:

SHALL BE TOTALLY RESPONSIBLE FOR THE CONSTRUCTION PHASE OF THIS PROJECT AND SHALL BE REQUIRED TO STRICTLY FOLLOW THE LOCAL BUILDING CODES AND ORDINANCES. THE ARCHITECTURAL DRAWINGS INCLUDED HEREIN REPRESENT THE DESIGN INTENT ONLY OF THE FLOOR PLANNING (TO INCLUDE THE CEILING PLANE) AND THE EXTERIOR DESIGN.

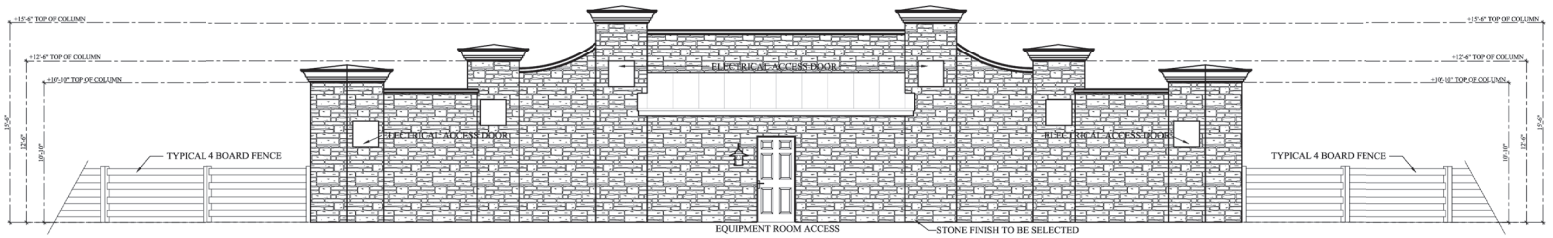
CERTAIN SECTIONS AND/OR DETAILS WITHIN THE DRAWINGS ARE INCLUDED TO SHOW GENERAL CONSTRUCTION ASSEMBLY OF BUILDING COMPONENTS AND TO EMPHASIZE CODE WORTHY ITEMS, BUT BY NO MEANS, REPRESENT ALL REQUIRED CONSTRUCTION FRAMING TECHNIQUES, OR DETAILING NECESSARY FOR THE STRUCTURAL COMPLETION OR WEATHERPROOFING OF THIS PROJECT. THE OWNER/CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ALL CONSTRUCTION ASSEMBLY PRACTICES, MATERIAL, INTERFACING, AND DETAILING NOT OTHERWISE SHOWN ON THE DRAWINGS, TO INCLUDE, BUT NOT LIMITED TO THE FOLLOWING: FOUNDATION AND EXTERIOR WALL DESIGN, WATER PROOFING OF THE EXTERIOR ENVELOPE (WALLS, WINDOW/DOOR OPENINGS, AND ROOF), AND INTERIOR MATERIAL APPLICATIONS.

THE ELECTRICAL PLAN (S) ARE INCLUDED HEREIN TO BE USED AS A GUIDE FOR PLACEMENT OF ELECTRICAL APPARATUS ONLY (I.E. LIGHT FIXTURES, SWITCHES, DETECTORS, OUTLETS, PANELS, ETC.) AND DO NOT NECESSARILY REFLECT A KNOWLEDGE OF THE REQUIRED CIRCUITRY, INSTALLATION PRACTICES OR ELECTRICAL CODE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE ELECTRICAL POWER DISTRIBUTION AND LIGHTING DESIGN MEETS ALL APPLICABLE CODES.



FRONT CORNER SIGN ELEVATION

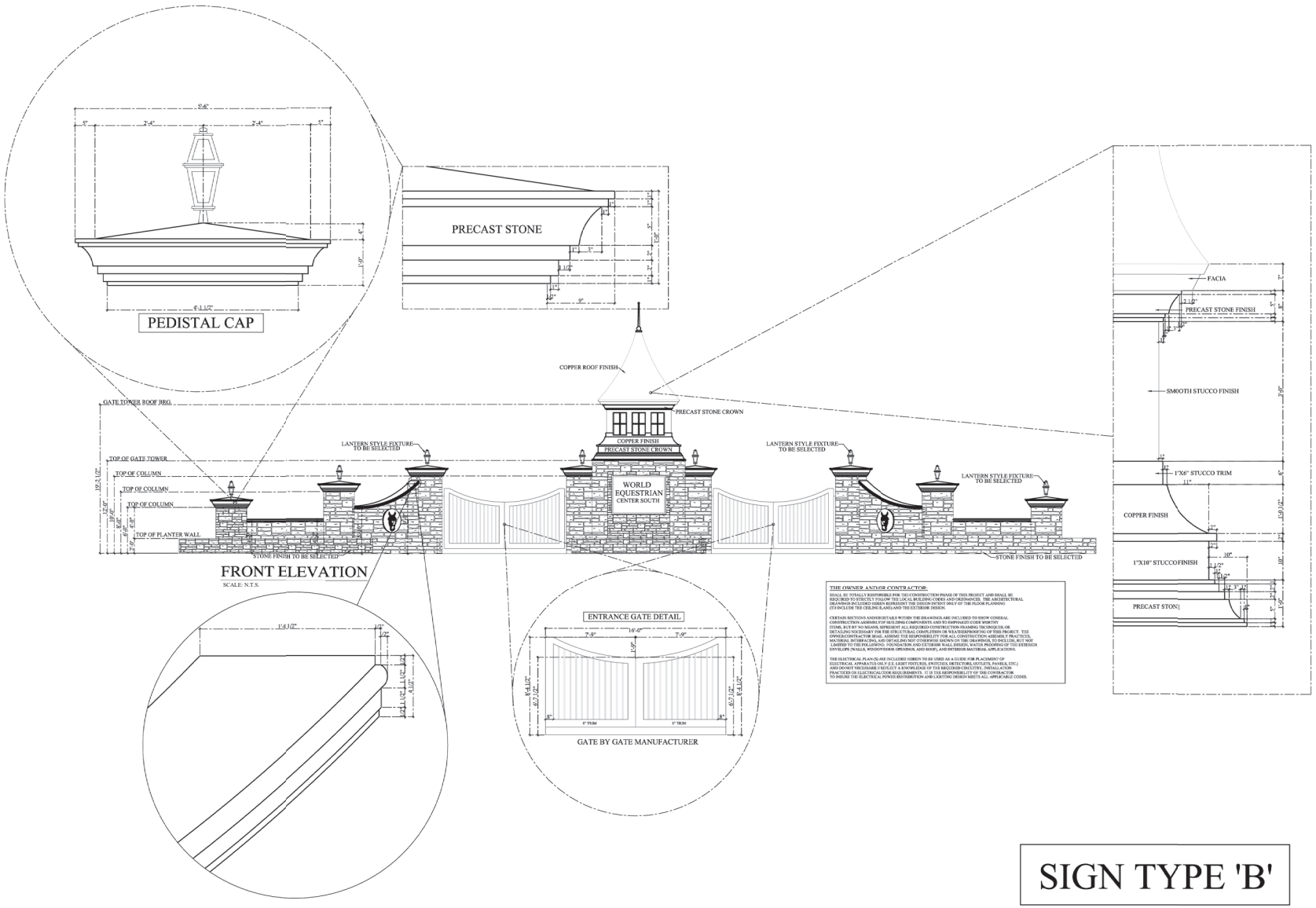
SCALE: N.T.S.



REAR CORNER SIGN ELEVATION

SCALE: N.T.S.

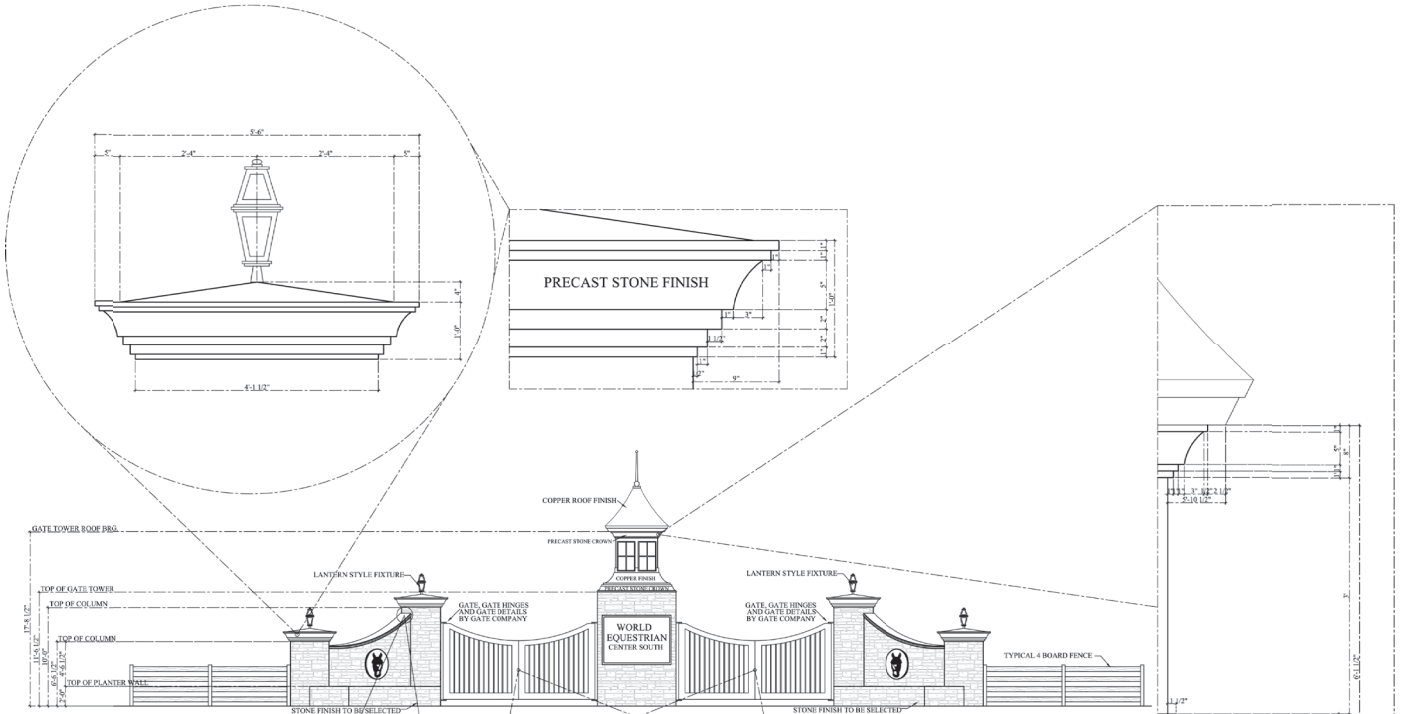
SIGN TYPE 'A'



SIGN TYPE 'B'

S:\Marion County\Golden Ocala Equestrian Center (2025) – PUD Amendment - Master Plan\CIVIL\CONSTRUCTION\PUD Amendment\Sign_Type_Plans.dwg, 12/2/2025 1:20:11 PM, _AutoCAD PDF (General Documentation).pc3

NOT FOR CONSRUCTION


PRECAST STONE FINISH
COPPER ROOF FINISH
PRECAST STONE CROWN
COPPER FINISH
GATE TOWER ROOF BRG.
TOP OF GATE TOWER
TOP OF COLUMN
TOP OF COLUMN
TOP OF PLANTER WALL
LANTERN STYLE FIXTURE
LANTERN STYLE FIXTURE
GATE, GATE HINGES AND GATE DETAILS BY GATE COMPANY
GATE, GATE HINGES AND GATE DETAILS BY GATE COMPANY
WORLD EQUESTRIAN CENTER SOUTH
TYPICAL 4 BOARD FENCE
STONE FINISH TO BE SELECTED
STONE FINISH TO BE SELECTED
FRONT ELEVATION
SCALE: N.T.S.
ENTRANCE GATE DETAIL
GATE BY GATE MANUFACTURER
THE OWNER AND/OR CONTRACTOR:

SIGN TYPE 'C'

JOB SPECIFICATIONS:

One (1) LED-Illuminated double-faced monument sign.
Fabricated aluminum construction prime coated & painted polyurethane enamel in a satin-finish.

Horse head logo to be an aluminum pan with 3/4" push thru acrylic.

WEC letters to be 3" deep LED- lit reverse channel letters.

Digital Display to be a double-sided Full Color LED message center.
Estimated cabinet size is 8'-0"h x 14'-3"w.

Secondary cabinet to have T-bar divider for (6) tenant spaces.

COLORS:

Colors - TBD

ELECTRICAL:

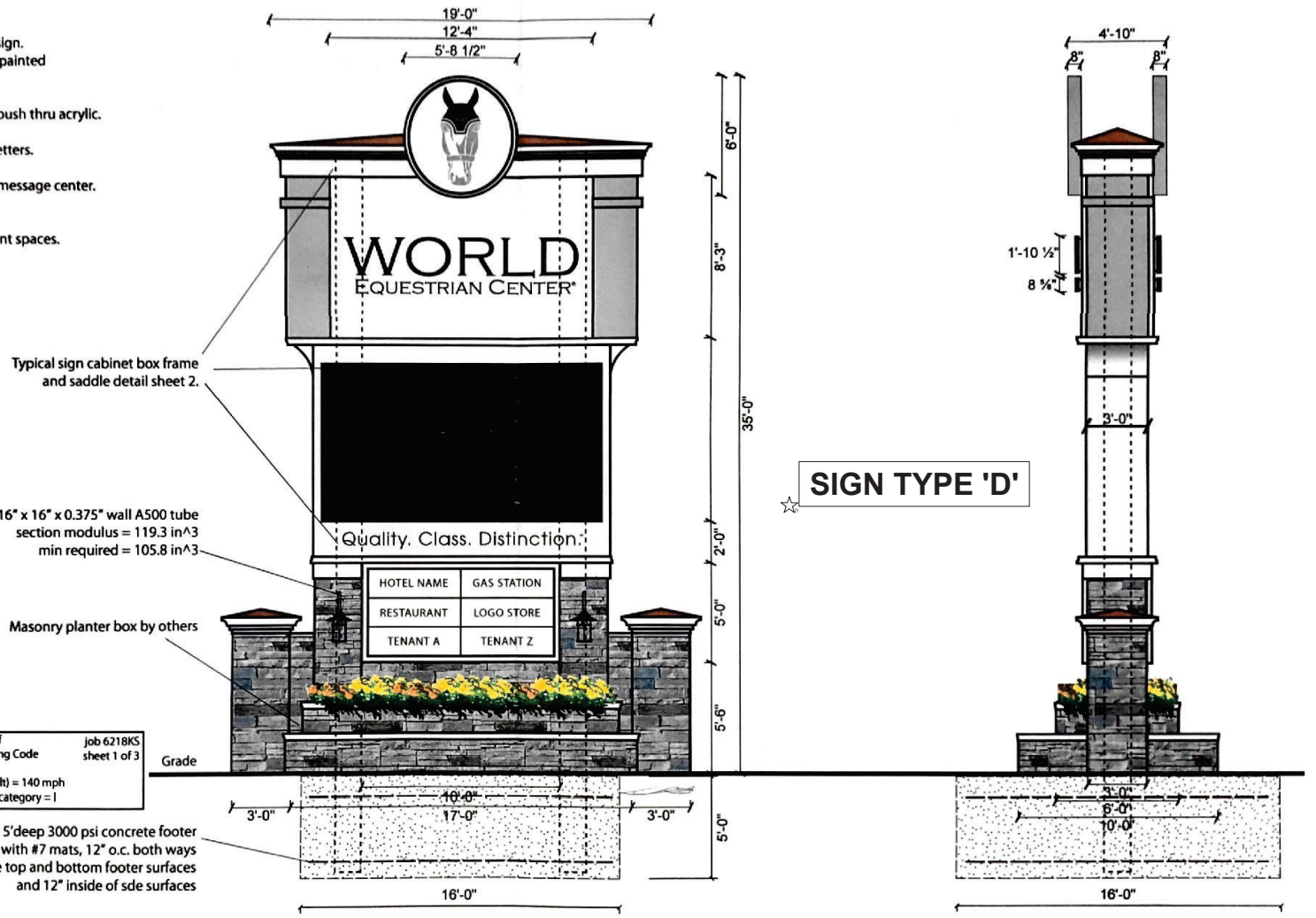
120v

Overall Monument
23'w x 36'h

Digital Display
14'-3"w x 8'h

Tenant Panel Area
10'w x 5'h

Individual Tenant Panels
4'-6"w x 1'-6"h each



SIGN TYPE 'D'

John J. Orlando PE LLC
165 Old Ridge Road
Macon, GA 31211 478 731 5394
jjorlando@cox.net
Florida registration # 0044089

Conforms to the requirements of 6th Edition (2017) Florida Building Code section 1609 and ASCE 7 10
Ultimate design wind speed V(ult) = 140 mph
Exposure category = C Risk category = I

job 6218KS
sheet 1 of 3

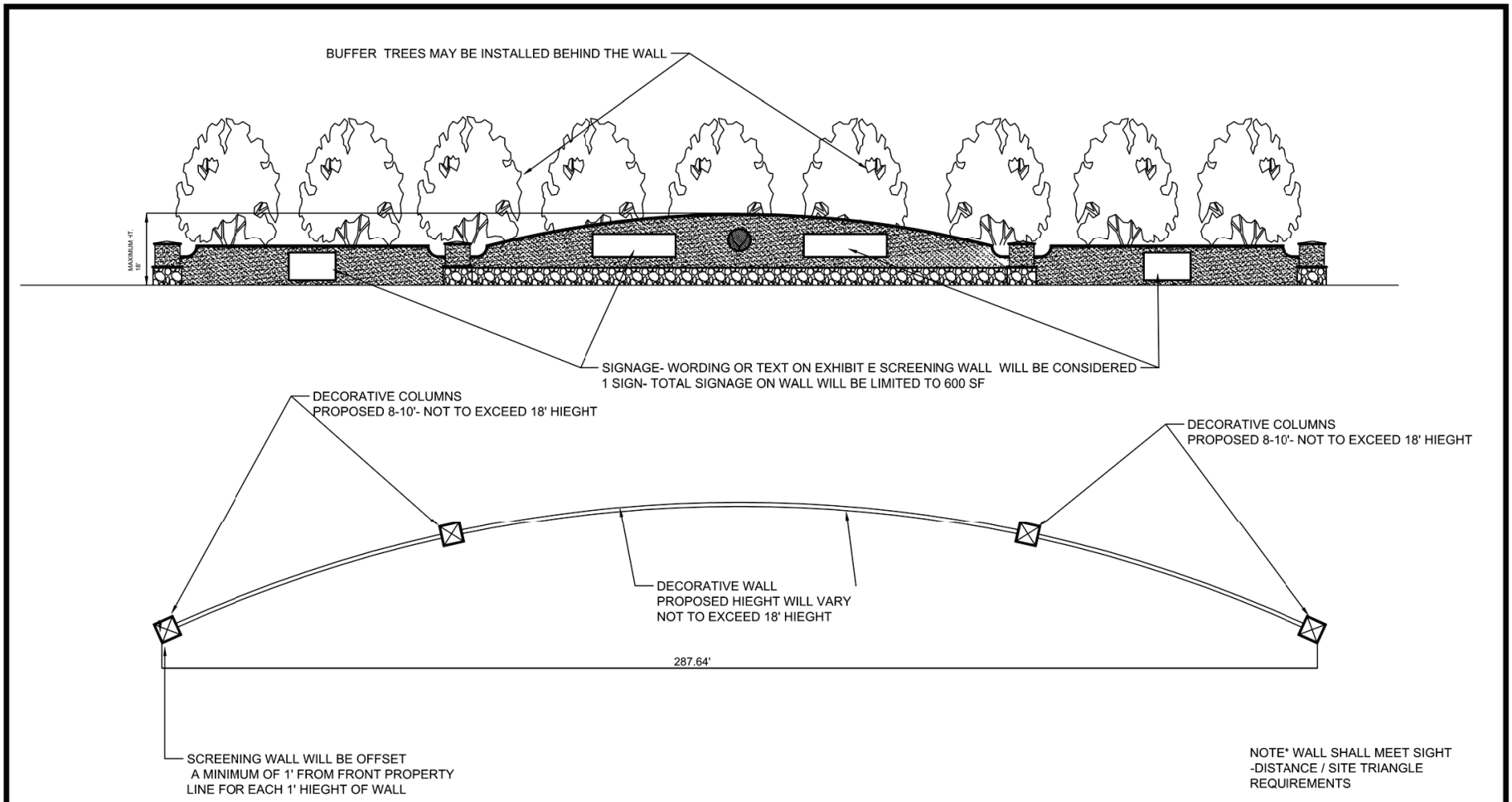
kendalSIGNS
DESIGN • FABRICATION • INSTALLATION
TEL: 321-636-5116 FAX: 321-636-0402
580 GUS HIPP BLVD. ROCKLEDGE, FL 32955

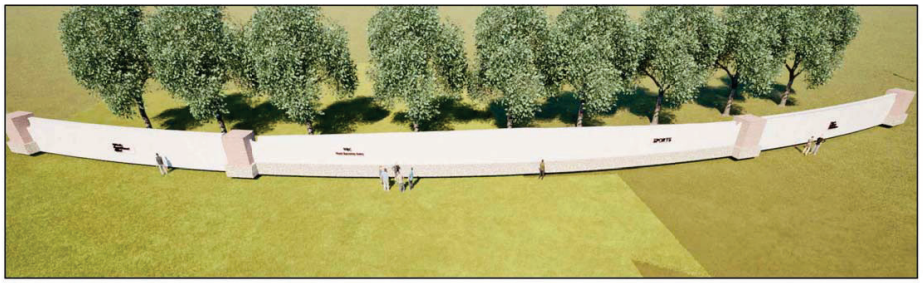
Customer Name: World Equestrian Center			Sales Person:		Revision Date:
Location: Ocala, Florida 34482					
Date: 05/07/18	Designer: T. Justice	SCALE: N.T.S.	Allowable Sq. Ft.	00	
File Name: World Equestrian Center Main Monument Sign			Max Height	00	

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S:\Marion County\Golden Ocala Equestrian Center (2025) – PUD Amendment - Master Plan\CIVIL\CONSTRUCTION\PUD Amendment\Sign_Type_Plans.dwg, 12/2/2025 1:16:43 PM, _AutoCAD PDF (General Documentation).pc3

NOT FOR CONSRUCTION





☆EXHIBIT E -
SCREENING WALL

CYPRESS MANAGEMENT
AND DESIGN
P.O. BOX 8880 FLEMING ISLAND, FL. 32006
904-759-9576---- SITEOPT@BELLSOUTH.NET

SUBMITTAL SUMMARY REPORT
PL PUD -000230-2026

PLAN NAME:	WEC SPORTS COMPLEX	**LOCATION:**	0
APPLICATION DATE:	01/09/2026	**PARCEL:**	21087-001-02
DESCRIPTION:	Resubmittal in response to recommendations made under AR#32565 (cross-referenced with AR 32565), because 32565 wasn't converted over to EP&L properly. GS told the applicant to resubmit. This is a duplicate file of 32565		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer	George Horton	Tillman & Associates Engineering, LLC
Owner	Mary Roberts	Golden Ocala Equestrian Land, L.L.C.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.	01/20/2026	02/03/2026	02/05/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/03/2026	01/21/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/03/2026	01/20/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/03/2026	01/20/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	02/03/2026	01/26/2026	Informational

Comments	Planner review will be done at the time of the report process. This remains as a hold until the BoCC approves the PUD rezoning.
Corrections	1.8.2.A - Traffic Capacity Available? (Resolved) - 1.8.2.A - Traffic Capacity Available?: If the adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).
Corrections	2.12.16/6.5 - EALS or Exemption provided? (Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.
Corrections	4.2.31.F - Land Use Consistency (Resolved) - 4.2.31.F - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.
Corrections	4.2.31.E&F/6.11.6 - Construction access (Resolved) - 4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.
Corrections	2.12.27 - Location & screening of outside storage (Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.
Corrections	1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.
Corrections	2.12.4.L & Article 5 - Overlay zones (Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.
Corrections	2.12.4 - Development Agreements (Resolved) - 2.12.4 - Development Agreements: List of approved Development Agreements including Marion County Official Record Book and Page.
Corrections	Additional Growth Services Comments (Resolved) - Additional Growth Services Comments: Planner review will be done at the time of the report process. This item will remain as HOLD until BoCC approves the PUD rezoning.
Corrections	4.2.31.F - Phases of development (Resolved) - 4.2.31.F - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.

SUBMITTAL SUMMARY REPORT (PLPUD -000230-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	02/03/2026	01/26/2026	Informational
Corrections	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/03/2026	01/21/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		02/03/2026	02/04/2026	Not Required
Comments	ROW is not a reviewer on this type of plan.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/03/2026	01/20/2026	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD to allow for a sports complex and to modify design standards. The affected parcels are currently zoned PUD and are a total of 4,276 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are County Flood Prone Areas and FEMA Flood Zones on the project site. Please ensure LDC 6.13 is met with the Major Site Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/03/2026	01/26/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/03/2026	02/05/2026	Informational
Comments	A traffic study has been submitted and approved. The traffic study identified multiple deficiencies. Most of these deficiencies are caused by existing conditions or background traffic growth. Level of service deficiencies caused by existing conditions or background growth include the following: SR 40 from the Urban Area Boundary to SW 110th Avenue SR 40 at SW 80th Avenue SR 40 at SW 60th Avenue US 27 at NW 60th Avenue The development is not responsible for providing a contribution to resolve the deficiencies. The level of service deficiencies caused by the development include four segments on SR 40 from SW 60th Avenue to SW 27th Avenue. The development is responsible for providing a fair share contribution to address these deficiencies. The development's fair share is calculated to be between 3%-12% depending on the segment. In the buildout year, all intersections are projected to operate within Level of Service standards. However, there are multiple intersections that have turn lane deficiencies caused by the development which is the responsibility of the development. There are multiple access improvements on SR 40 that were identified by the traffic study. These access improvements are the responsibility of the development. The following PUD conditions are recommended: 1. A traffic management plan for events shall be developed and approved by the Office of the County Engineer through a right-of-way use permit. The plan shall be approved prior to final inspection of the initial phase of development of the WEC Sports Complex. The traffic management plan shall be updated when necessary as determined by the Office of the County Engineer. 2. All site access improvements required by the traffic study shall be permitted and constructed prior to final inspection of the initial phase of development of the WEC Sports Complex 3. A developer's agreement is required to address construction of the required offsite improvements including the proportionate share payment. The developer's agreement shall be finalized prior to the final inspection of the initial phase of development of the WEC Sports Complex.			
Utilities (Plans) (Utilities)	Heather Proctor	02/03/2026	02/03/2026	Approved
Comments	The PUD is located within the Marion County Utilities service area and will be served by Marion County water and sewer.			

Marion County
Board of County Commissioners

Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Email: DevelopmentReview@marionfl.org

February 18, 2026

Kok Wan Mah
Kittelson & Associates

Subject: WEC Sports Complex
Plan Name:
Plan Number: 33437
Parcel Number: 21087-001-02
Additional Parcel Numbers:
Adjacent Street:
Intersecting Street From:
Intersecting Street To:

Dear Kok Wan,

The Traffic Study for the above referenced plan number was approved by the Office of the County Engineer on 2/4/26. The following comments, if any, are for your record.

A proportionate share agreement will be required for the identified improvements.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

KITTELSON & ASSOCIATES

WEC SPORTS COMPLEX TRAFFIC IMPACT ANALYSIS

MARION COUNTY, FLORIDA

October 2025, Updated January 2026

CONCLUSIONS

This traffic analysis was prepared to evaluate the traffic impacts associated with the proposed WEC Sports Complex development, located on the north side of SR 40 and west of NW 87 Court Road in Marion County, Florida, in support of obtaining concurrency approval through Marion County. The study analyzed future traffic conditions for year 2030 (which is the project build out year) following the approved TIA methodolgy. Supplimental analysis for year 2027 and 2045 was conducted on the request from the Marion County building upon the upon the findings of the approved West Marion Transportation Planning Study completed by Kimley-Horn in September 2023.

Findings:

Trip Generation

- The proposed development is projected to generate a net total of 7,169 new weekday daily trips, including 864 new PM peak-hour trips on weekdays and 1,491 new midday peak-hour trips on weekends.

Proposed Access

- Access to the development will be provided at four (4) locations: a) Directional access (Left-In/Right-In/Right-Out) approximately 7,970 feet west of SR 40 and NW 110th Avenue.
  b) Directional access (Left-In/Right-In/Right-Out) at the stop-controlled intersection of SR 40 and NW 92nd Avenue.
  c) Full access at the intersection of SR 40 and NW 87th Court, which will be signalized in the buildout year.
  d) Directional access (Left-In/Right-In/Right-Out) at the existing stop-controlled intersection of SR 40 and NW 1st Street/SW 85th Avenue.

Existing Conditions

- The study roadway segments generally operate acceptably and have sufficient capacity under existing conditions, except for the following SR 40 segments:
  - Urban Area Boundary to SW 140 Avenue
  - SW 140 Avenue to CR 328
  - CR 328 to SW 110 Avenue
- All study intersections operate at an overall Level of Service (LOS) D or better, and all movements have a v/c ratio below 1.00, except the westbound movement at SR 40 and SW 60th Avenue.

Background Conditions

- Roadway segments along CR 225A and NW 100th Avenue are projected to operate at acceptable LOS with v/c ratios below 1.00. Most SR 40 segments also perform adequately (LOS D or better, v/c < 1.00), except the SR 40 corridor between the Urban Area Boundary and SW 110th Avenue, which exceeds capacity (v/c > 1.00).
- All intersections are expected to operate at LOS E or better, except the following movements projected to have v/c > 1.00:
  - SR 40 and SW 80th Avenue
  - SR 40 and SW 60th Avenue

  - US 27 and SW 60th Avenue

- To address these deficiencies, the following intersection modifications have been proposed and evaluated based on future no-build volumes:
  - Add a right-turn lane with permitted overlap signal phase at both northbound and southbound approaches of SR 40 and SW 80th Avenue; increase cycle length from 125 to 150 seconds.
  - Add a second northbound left-turn lane, convert the permitted phase to protected, add a permitted southbound right-turn lane, and change the shared thru/right-turn lane to thru-only at SR 40 and SW 60th Avenue; increase cycle length from 145 to 160 seconds.
  - Increase the split for the westbound left-turn phase at US 27 and SW 60th Avenue.
- With these improvements, previously overcapacity movements are expected to operate acceptably, with v/c ratios dropping below 1.00 (see Table 6, rows 7, 9, and 15).

Buildout Conditions (2030)

- In addition to the deficiencies identified under background conditions, the following SR 40 segments are projected to reach or exceed capacity under buildout conditions:
  - SW 60 Avenue to SW 52 Avenue
  - SW 52 Avenue to I-75 Ramp (West)
  - I-75 Ramp (East) to SW 33 Avenue
  - SW 33 Avenue to SW 27 Avenue
- The development will contribute a proportionate fair share, as estimated by Marion County, toward widening these segments.
- Under future buildout conditions, study intersections are expected to operate at LOS E or better, with v/c ratios below 1.00.

Turn Lane Analysis

- The background turn lane analysis identified many left-turn lanes where the queue length is deficient. These turn lanes should be considered candidates for dual left-turn lanes.
- Based on turn lane analysis, the eastbound left-turn movement at SR 40/SW 80th Avenue and the eastbound left-turn movement at SR 40/I-75 northbound ramp have deficiencies exceeding 100 feet caused by project trips. The southbound left turn at SR 40 at SW 60th Avenue has nearly 100 feet deficiency feet caused by project.
- Turn lanes with a deficiency of less than 50 feet (2 car lengths) may be excluded from consideration for improvements, and the cost improving these turn lanes can be reallocated toward improving turn lanes with deficiencies (rounded to a car length) for the following turn lanes:
  - SR 40 at SW 80th Avenue: Eastbound Left Turn (150 feet)
  - SR 40 at SW 60th Avenue: Southbound Left Turn (100 feet) and Eastbound Left Turn (50 feet)
- The extension of the eastbound left turn lane storage length (deficiency rounded to a car length: 125 feet) at SR 40 at I-75 NB ramp and the westbound left turn lane storage length (deficiency rounded to a car length: 75 feet) at SR 40 at I-75 SB Ramp cannot be considered feasible. Because these two lanes are located in such a way increasing the storage length for one turn lane would

reduce the available space for the other. As a result, any improvements must consider this physical constraint.

Note that, under the 2030 no-build condition, the eastbound left turn lane storage length has a deficiency of 290 feet at SR 40 at I-75 NB ramp and the westbound left turn lane storage length has a deficiency of 415 feet at SR 40 at I-75 SB. For these movements, dual left turn lanes should be considered as an alternative.

- The development will provide a proportionate fair share, as estimated by Marion County, to mitigate these movements.

Supplemental Analysis – Year 2027

- The four intersections proposed by the county were analyzed. Under no-build conditions, all intersections operate at LOS D or better with v/c ratios below 1.00.
- Under buildout conditions, all intersections operate at an LOS E or better, and the eastbound, westbound, and northbound movements at SR 40/SW 80th Avenue are projected to operate over capacity (v/c > 1.00).
- All other intersections are anticipated to operate within acceptable v/c ratios under both scenarios. No additional improvements are proposed for 2027, as improvements have already been recommended in the 2030 No-Build Intersection Capacity Analysis.

Supplemental Analysis – Year 2045

- Under no-build conditions, all study intersections are projected to operate at LOS E or better, with all movements below v/c = 1.00.
- Under buildout conditions, the following movements are projected to exceed capacity:
    - Eastbound and westbound movements at SR 40/SW 80th Avenue (v/c = 1.10 and 1.15).
    - Westbound and northbound movements at SR 40/I-75 Southbound Ramp (v/c = 1.06 and 1.05).
    - Westbound, Northbound and southbound at US 27/ CR 225A (v/c: 1.03, 1.01 and 1.00 respectively)
- To address these, the following improvements have been proposed and evaluated based on 2045 buildout conditions:
    - Add an additional eastbound thru lane and increase cycle length from 120 to 160 seconds at SR 40/SW 80th Avenue.
    - Add an additional northbound left-turn lane at SR 40/I-75 Northbound Ramp.
    - Increase cycle length from 130 to 155 seconds at US 27/CR 225A.

This Instrument Prepared by and Return To:
W. James Gooding III
Gooding, Batsel, Hartley & MacKay
1531 SE 36th Avenue
Ocala, FL 34471

Rec. $_____

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA (the "Second Amendment"), is executed as of _____, 2026, (the "Second Amendment Effective Date") by and between (each a "Party" and collectively, the "Parties"):

- Marion County, Florida, a political subdivision of the State of Florida ("County"); and
- The following (individually and collectively, "Owner"): Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, Equestrian Operations, L.L.C., an Ohio limited liability company, Roberts Development Corporation, an Ohio corporation, and R.L.R. Investments, LLC, an Ohio limited liability company.

WHEREAS:

A. On or about June 6, 2018, Owner and its predecessors in title, and County entered into the *Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters for Golden Ocala (the "Original Agreement")* as recorded in OR Book 6791, page 105.[1]

B. Effective as of January 19, 2021, Owner and County entered into the *First Amendment to Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters, for Golden Ocala* as recorded in OR Book 7388, page 861. The Original Agreement, as amended by the First Amendment, is hereinafter referred to as the "Current Agreement."

C. On or about March 18, 2026, the Marion County Board of County Commissioners approved the following (the "2026 WEC Approvals") for the Property[2] some of which dealt with the subject matter of the Current Agreement: Ordinance Numbers _____, _____, and _____.

D. Owner and County now desire to further amend the Current Agreement pursuant to this Second Amendment.

E. County has provided its Notice of Intent to consider entering in this Second Amendment by notices published on the County's publicly accessible website pursuant to Section 20-3 of the County Code, on February 9, 2026, and _____, and by mailing a copy of the Notice of Intent to Owners, and to the persons and entities shown on the most recent Marion County Tax Roll to be

[1] All recording references refer to the public records, Marion County, Florida.
[2] Terms capitalized in this Second Amendment and not otherwise defined herein, have the same meaning herein as in the Current Agreement.

the owners of property lying within three hundred feet (300') of the boundaries of the Property which is the subject-matter of this Agreement, and by announcing the date, time, and place of the second hearing during the first hearing.

F. The County Commission held public hearings on February 18, 2026, and on March 18, 2026, to consider this Second Amendment, and found that this Second Amendment will further the objectives of the Community Planning Act, and that the development contemplated and permitted by this Second Amendment is consistent with the Marion County Comprehensive Plan and County LDR.

NOW, THEREFORE, in consideration of the mutual covenants contained herein (which are incorporated herein by reference), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Development Uses Permitted**. Paragraph 3.1 of the Original Agreement, as amended by paragraph 2 of the First Amendment, is further amended to read as follows:

3. **Development Uses Permitted**.

3.1 The development uses permitted on the Property pursuant to the Golden Ocala Approvals are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

2. **Traffic Management.**

2.1. Definitions:

2.1.1. Traffic Management Plan - "Traffic Management Plan" means a written operational plan describing how traffic associated with events at the WEC will be managed before, during, and after such events. The Traffic Management Plan shall identify anticipated event attendance levels, expected traffic volumes, ingress and egress routing, parking operations, coordination with law enforcement and emergency services, staffing assignments for traffic control personnel, use of

dynamic message boards or other traveler information systems, and contingency procedures for incidents, congestion, or roadway blockages. The Traffic Management Plan may incorporate one or more Traffic Control Plans necessary to implement specific traffic control operations on public roadways. The Traffic Management Plan shall be prepared in general accordance with a Traffic Demand Management study accepted by the County.

2.1.2. Traffic Control Plan – "Traffic Control Plan" means a plan or set of drawings signed and sealed by a professional engineer licensed in the State of Florida depicting the temporary traffic control devices, roadway lane configurations, signage, barricades, cones, variable message boards, law enforcement traffic posts, and other traffic control measures required to safely manage traffic on public roadways during events. The Traffic Control Plan shall conform to the applicable provisions of the Manual on Uniform Traffic Control Devices (MUTCD) and applicable County standards.

2.2. Owner shall comply with the provisions of this paragraph 2 concerning traffic management for all events at the WEC that are likely to necessitate traffic management methods that involve private use of public right-of-way.

2.3. No later than three months after the date this Amendment becomes effective under paragraph 6.2, Owner shall apply for a Right-of-Way Utilization Permit ("RUP") pursuant to Section 2.22.1. of the County Land Development Code to the County Engineer. The application shall include a Traffic Management Plan and Traffic Control Plan, signed and sealed by a professional engineer licensed in the State of Florida, identifying the proposed traffic management strategies, temporary traffic control devices, personnel assignments, and operational procedures necessary to safely manage traffic associated with events requiring the use of public right-of-way.

2.4. The County Engineer shall review the application and, upon acceptance of it, the County Engineer shall issue a RUP with conditions that may include the following, as determined by County Engineer:

2.4.1. The incorporation of one or more of the traffic management measures recommended in the *World Equestrian Center Traffic Demand Management Study* ("Traffic Management Study") dated October 18, 2025, as hereafter accepted by County Engineer.

2.4.2. The establishment of different levels of events based on the number and size of such events, and particularly the number of people or trips expected during a particular time period. The conditions shall establish the traffic management measures required by Owner for each level of event.

2.4.3. Contact information for an individual at the WEC with whom County Engineer or designee can communicate in the event of traffic problems during events.

2.4.4. The Traffic Management Plan and Traffic Control Plan submitted with the RUP shall identify operational procedures, traffic control devices, law enforcement coordination, and personnel required for implementation of traffic management during events, and shall be prepared in accordance with applicable standards,

including the Manual on Uniform Traffic Control Devices (MUTCD), and shall be signed and sealed by a professional engineer licensed in the State of Florida.

2.5. The RUP shall address traffic management measures and not additional traffic improvements.

2.6. The RUP shall contain provisions for Concert Uses as set forth in paragraphs 3.3 through 3.5.

2.7. Each RUP shall be for a duration of one (1) year, and may be renewed, or a new RUP obtained, for subsequent years. As part of each renewal, Owner shall submit an updated Traffic Management Plan and Traffic Control Plan, signed and sealed by an active professional engineer licensed in the State of Florida, reflecting anticipated event schedules, event levels, and any operational adjustments based on prior event experience. The County Engineer may require interim updates to the accepted plan if changes in event size, event frequency, or observed traffic operations warrant revisions.

2.8. If Owner and County Engineer are not able to agree upon the RUP conditions, Owner may request the County Commission to resolve the dispute.

2.9. It is not necessary to amend this Agreement, including paragraph 3, to issue or renew RUPs.

3. **Concert Uses**.

3.1. Paragraph 10 of the Original Agreement, and paragraph 6.2.2.b.1). of paragraph 6.2 of the Original Agreement, as amended by paragraph 5 of the First Amendment, are hereby deleted.

3.2. The WEC may be utilized for Concert Uses pursuant to the provisions of this paragraph 3.

3.3. Concert Uses may be held pursuant to a RUP and subject to the conditions of the RUP.

3.4. The RUP for the initial year shall:

3.4.1. Limit the number of Concert Uses for all facilities on the WEC that they are permitted for Concert Use by the PUD approved for the WEC to 8 per year; such limit shall apply to the Grand Outdoor Arena and Plaza or World Equestrian Center Stadium, (as such locations are depicted on Sheet 09.01 of the approved PUD Plan), and any indoor Concert Uses. After the initial year, RUPs for subsequent years may increase the number of such Concert Uses permitted based on operational experience and traffic conditions if accepted by the County Engineer and accepted by the County Administrator, however in no instance shall those concerts exceed 24 per year. For purposes of this paragraph, each individual day on which a Concert Use occurs shall count as one Concert Use, regardless of whether multiple performances involve the same artist, event promoter, or ticketed series.

3.4.2. Preclude more than two (2) Concert Uses taking place simultaneously, including the Grand Outdoor Arena and Plaza, the World Equestrian Center Stadium, and any indoor Concert Uses. RUPs for subsequent years may modify this provision

based on operational experience and traffic conditions if accepted by the County Engineer and approved by the County Administrator.

3.4.3. Concert Uses shall not be scheduled on more than two (2) consecutive days. Concert Uses scheduled for more than two (2) consecutive days shall require a special event permit pursuant to Article III of Chapter 10 of the County Code.

4. **Further Amendment to Agreement.**

4.1. Among other things, the Current Agreement concerns transportation concurrency and related matters.

4.2. In connection with the 2026 WEC Approvals, Owners submitted a *WEC Sports Complex Traffic Impact Analysis* (the "Traffic Study") prepared by Kittelson & Associates. County has approved the Traffic Study.

4.3. Within eight (8) months after the Second Amendment Effective Date, Owner shall submit to County a further amendment, or a new agreement, (either, the "Third Amendment") addressing the impact of the 2026 WEC Approvals on the County transportation system as well as additional issues deemed appropriate by Owner and County, and shall thereafter pursue approval of such Third Amendment with due diligence.

5. **Adopted Pursuant to Florida Local Government Development Agreement Act**. This Second amendment has been adopted pursuant to the "Florida Local Government Development Agreement Act" (codified at Sections 163.3220 through 163.3243, Florida Statutes (2025)).

6. **General Provisions**.

6.1. Notices. Paragraph 9.1 of the Original Agreement, as amended by paragraph 12.1 of the First Amendment, is further amended to read as set forth herein:

6.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under the Amended Agreement shall be in writing (including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this Second amendment Paragraph 6.1:

6.1.1.1. If to County: County Administrator, 601 SE 25th Avenue, Ocala, FL 34471; Email: Mounir.bouyounes@marionfl.org.

a. With a copy to: County Planning Director, 2710 E. Silver Springs Boulevard, Ocala, FL 34470; Email: chuck.varadin@marionfl.org.

b. With a copy to: County Attorney, 601 SE 25th Avenue, Ocala, FL 34471; Email: matthew.minter@marionfl.org.

6.1.1.2. If to Owner: Attn: Corporate Legal Department, 600 Gillam Road, Wilmington, Ohio 45177; email: none (do not use email for this address);

a. With a copy to: Don DeLuca, 7290 College Parkway, Suite 400, Fort Myers, FL 33907; email: ddeluca@rlcarriers.com.

b. With a copy to: W. James Gooding III, 1531 SE 36th Avenue, Ocala, FL 34471; email: jgooding@lawyersocala.com.

6.1.2. Each such Communication shall be deemed delivered:

6.1.2.1. On the date of delivery if by personal delivery with signed receipt thereof;

6.1.2.2. On the date of email transmission if by email (subject to Second amendment Paragraph 6.1.5); and

6.1.2.3. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.

6.1.2.4. Notwithstanding the foregoing, service by personal delivery delivered, or by email sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday, or legal holiday.

6.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with Second amendment Paragraph 6.1.2.

6.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.

6.1.5. Concerning Communications sent by email:

6.1.5.1. The Communication shall not be deemed to have been delivered if the sender receives a message from the sender's or the recipient's internet service provider or otherwise that the email was not delivered or received but, if the email was sent by the sender on the last day of a deadline or other time period established by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

6.1.5.2. If the sender receives an automatic reply message indicating that the recipient is not present to receive the email (commonly referred to as an "out of the office message"), the email shall not be deemed delivered until the recipient returns but, if the email was sent by the sender on the last day of a deadline or other time period established

by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

6.1.5.3. Any email that the recipient replies to, or forwards to any person, shall be deemed delivered to the recipient.

6.1.5.4. The sender must print the email to establish that it was sent (though it need not do so at the time the email was sent); and

6.1.5.5. The sender shall maintain the digital copy of the email in its email system for a period of no less than one year after it was sent.

6.2. Effective Date. This Second Amendment shall become effective upon the later of the following:

6.2.1. The recording of the fully executed Second Agreement in the Public Records of Marion County, Florida, as set forth in Section 163.3239, Florida Statutes; or

6.2.2. The date that the 2026 WEC Approvals become effective under applicable law including, without limitation, Section 163.3184, Florida Statutes.

7. **Effect on Current Agreement.** Except as expressly set forth herein, the Current Agreement is not amended or modified. All references herein or in the Current Agreement to "this Second amendment," "the Agreement," or similar terms shall be deemed to refer to the Amended Agreement.

THEREFORE, the Parties have executed this Second Amendment as of the Effective Date.

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SIGNATURES START ON NEXT PAGE

MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners

By: _____
Carl Zalak, III, Chairman

ATTEST:

_____
Gregory C. Harrell, Clerk of Court and Comptroller

For use and reliance of Marion County only, approved as to form and legal sufficiency:

_____
Matthew Guy Minter, County Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by Carl Zalak, III, as Chairman of the Board of County Commissioners of Marion County, Florida, a political subdivision of the State of Florida, on behalf of the County.

_____
Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Equestrian Operations, L.L.C., an Ohio limited liability company

_____
Witness

By: _____
_____
as _____

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Equestrian Operations, L.L.C., an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company

By: _____

_____

as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

R.L.R. Investments, LLC, an Ohio limited liability company

_____
Witness

By: _____
_____
as _____

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of R.L.R. Investments, LLC, an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Roberts Development Corporation, an Ohio corporation

By: _____

_____

as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Roberts Development Corporation, an Ohio corporation, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

P:\JG\RLR\Sports Facilities\Entitlements\Concurrency K\Second Amendment to Concurrency K 2-26-26 Rev.docx

1.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Change zoning from:
to:
Special Use Permit
Variance to
On this property which is owned by:
Golden Oaks Equestrian Land, LLC


2.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Change zoning from:
to:
Special Use Permit
Variance to
On this property which is owned by:
Golden Oaks Equestrian Land, LLC


3.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Change zoning from:
to:
Special Use Permit
Variance to
On this property which is owned by:
Golden Oaks Equestrian Land, LLC


4.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Change zoning from:
to:
Special Use Permit
Variance to
On this property which is owned by:
Golden Oaks Equestrian Land, LLC


5.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Change zoning from:
to: Planned Unit Development - Re amendment
Special Use Permit
Variance to
On this property which is owned by:
Golden Ocala Equestrian Land, LLC
Zoning Director: Chuck Varadin


6.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Change zoning from:
to: Planned Unit Development - Re amendment
Special Use Permit
Variance to
On this property which is owned by:
Golden Ocala Equestrian Land, LLC
Zoning Director: Chuck Varadin


7.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Change zoning from:
to: Planned Unit Development - Re amendment
Special Use Permit
Variance to
On this property which is owned by:
Golden Ocala Equestrian Land, LLC
Zoning Director: Chuck Varadin


8.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Change zoning from:
to: Planned Unit Development - Re amendment
Special Use Permit
Variance to
On this property which is owned by:
Golden Ocala Equestrian Land, LLC
Zoning Director: Chuck Varadin

LAND USE CHANGE

9.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Change zoning from:
to:
Special Use Permit
Variance to
On this property which is owned by:
Zoning Director: Chuck Varadin


10.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Special Use Permit
Variance to
On this property which is owned by:


11.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:


12.



ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Special Use Permit
Variance to
On this property which is owned by:


13.




ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Special Use Permit
Variance to



14.




ZONING
Notice of Public Hearing
Marion County
Application is being made to:
Special Use Permit
Variance to



Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2026-22291 **Agenda Date:** 3/18/2026 **Agenda No.:** 1.2.4.

SUBJECT:
Second of Two PUBLIC HEARINGS to Approve the Second Amendment to Development Agreement (Amendment, 25-DM01) between Marion County, Florida, and Golden Ocala Equestrian Land, LLC, Equestrian Operations, LLC, Roberts Development Corporation, and R.L.R. Investments, LLC, Related to the Golden Ocala Development, Including the World Equestrian Center

INITIATOR:
Kenneth Weyrauch, Deputy Director

DEPARTMENT:
Growth Services

DESCRIPTION/BACKGROUND:
James W. Gooding, III, Esq., on behalf of Golden Ocala Equestrian Land, L.L.C., Equestrian Operations, L.L.C., Roberts Development Corporation, and R.L.R. Investments, LLC., (Owners), has submitted a Second Amendment to Development Agreement (Amendment) related to the Golden Ocala Development, including the World Equestrian Center, regarding potential development within the project area.

The Golden Ocala & World Equestrian Center (GO-WEC) development project is a mixed-use development consisting of residential, commercial, and indoor/outdoor event facilities lying west/northwest of the City of Ocala. The GO-WEC development is a development of regional impact equivalent project reflected in Marion County's Comprehensive Plan through a series of future land use designations and future land use policies via a series of Comprehensive Plan Amendments and various Rezoning and Special Use Permit Applications. This Amendment proposes revising an existing amended Development Agreement to reflect concurrent Comprehensive Plan Amendment (25-L01 and 25-L02) and Rezoning (250606ZP) Application requests. The Amendment proposes deleting a provision prohibiting conducting certain concert event within the project, revising the listing of uses, increasing potential hotel room development amounts, and establishing a timeframe to complete an additional amendment to the overall Development Agreement that is intended to reflect updated determinations regarding concurrency, concurrency certification, proportionate share, transportation impact fee credits, and transportation improvements related to the project and the improvements based on traffic studies.

This public hearing represents the second and final public hearing regarding the Amendment. Following input from staff, the applicant, and the public, the Board may provide further direction regarding the Amendment. Staff recommends approval of the Amendment as presented by staff at this time.

BUDGET/IMPACT:
None

RECOMMENDED ACTION:

Receive public comment, provide direction to staff, and motion to approve the Second Amendment to the Development Agreement, with modifications if any, and authorize the Chairman to sign.

Marion County
Board of County Commissioners

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

PLANNING & ZONING SECTION
STAFF REPORT

Hearing Dates:	**BCC Date 1: 2/18/2026**	**BCC Date 2: 3/18/2026**
Case Number	25-DM01	
CDP-AR	32573	
Type of Case	**Chapter 163, F.S. Development Agreement**	
Owner(s)	Golden Ocala Equestrian Land, L.L.C., Equestrian Operations, L.L.C., Roberts Development Corporation, and R.L.R. Investments, LLC.	
Applicant	W. James Gooding, III, Esq. Gooding & Batsel, PLLC.	
Street Address / Site Location	Multiple areas: north of W. Hwy 40, west of NW Hwy 225A, east of NW 110th Avenue, and south of NW 70th Street, and with areas lying east of NW Hwy 225A at NW 35th Street and NW 21st Street	
Parcel Number(s)	Multiple Parcels	
Property Size	±4,277.05 acres	
Future Land Use	Rural Land, Low Residential, Medium Residential, High Residential, Commercial and World Equestrian Center.	
Existing Zoning Classification	Planned Unit Development (PUD)	
Overlays Zones & Special Areas	Inside & Outside the Urban Growth Boundary (UGB); County-wide Secondary Springs Protection Zone (SSPZ); Opportunity Zone, Marion County Utilities Service Area; portions within FEMA Flood Plain and County Flood Prone Area	
Staff Recommendation Hearing 1	No action; review and provide direction to staff; and confirm second public hearing date for 3/18/26 at 1:30 a.m.	
Staff Recommendation Hearing 2	TBD	
Project Planner	Christopher D. Rison, AICP	
Related Cases	Concurrent cases: 25-L01 Comprehensive Plan Large-scale Text Amendment, 25-L02 Comprehensive Plan Large-scale Map Amendment, and 250606ZP PUD Amendment	

I. ITEM SUMMARY

James W. Gooding, III, Esq., on behalf of Golden Ocala Equestrian Land, L.L.C., Equestrian Operations, L.L.C., Roberts Development Corporation, and R.L.R. Investments, LLC., (Owners), has submitted a Development Agreement Amendment (Amendment) related to the Golden Ocala development, including the World Equestrian Center, encompassing ±4,277.05 acres, regarding potential development within the project including, but not limited to, deleting a provision prohibiting conducting certain concert event within the project, revising the listing of uses, increasing potential hotel room development amounts, and potentially addressing concurrency, concurrency certification, proportionate share, transportation impact fee credits, and transportation improvements. The Agreement was previously considered in a public hearing on February 18, 2026, at 1:30 p.m. and this hearing represents the second and final consideration for approval.

II. STAFF SUMMARY RECOMMENDATION

Staff recommend the Board conduct a public hearing regarding the Agreement, by providing discussion and direction to staff regarding the Agreement, and motion to approve the Agreement, subject to revisions as directed.

Figure 1
General Location Map

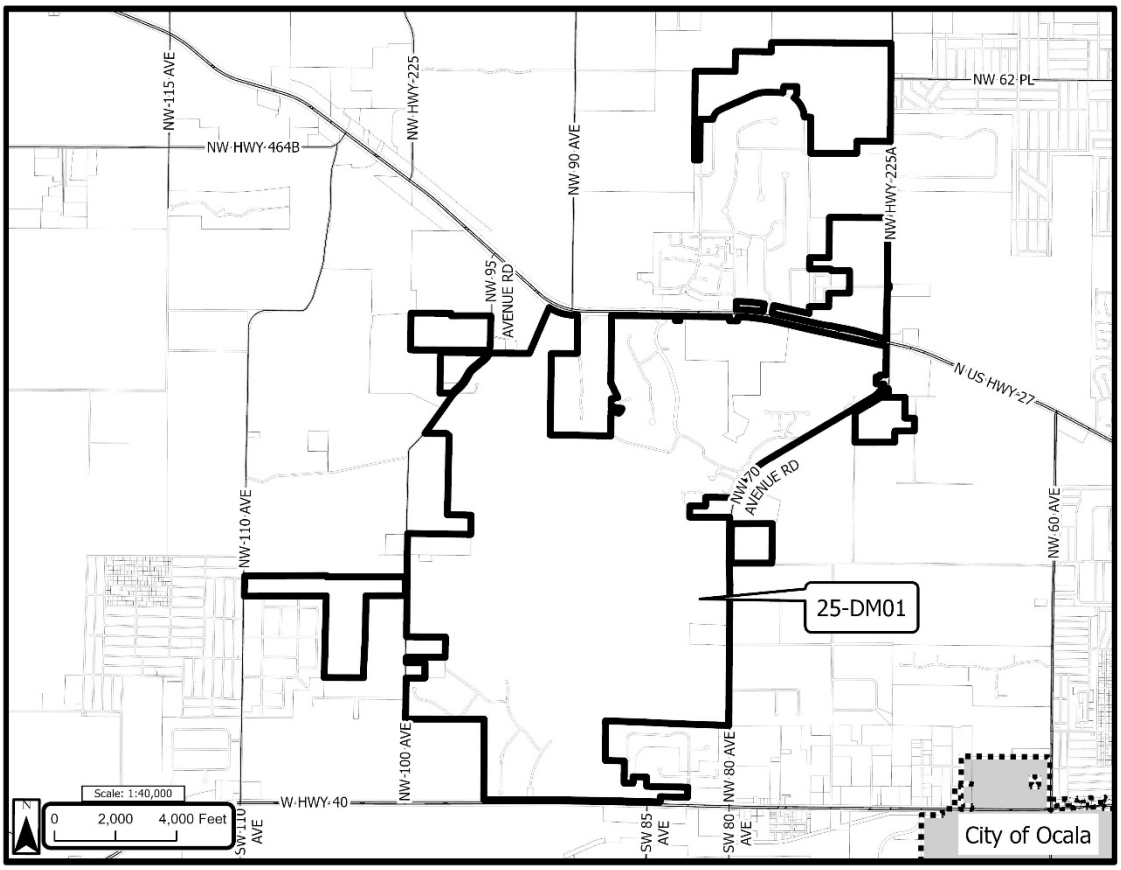


Figure 2
Aerial Map

III. NOTICE OF PUBLIC HEARING

Consistent with Chapter 163.3225(2)(a), F.S., notice of public hearing was mailed to all property owners (277 owners) within 300 feet of the subject property on February 2, 2026. Consistent with Chapter 163.3225(2)(a), due public notice was published in on Marion County's Legal Notice Webpage on February 9, 2026. Evidence of the above-described public notices are on file with the Growth Services Department and is incorporated herein by reference. As of the date of the initial distribution of this staff report, no letters of opposition or support have been received regarding the Development Agreement Amendment.

IV. ANALYSIS

The Golden Ocala/World Equestrian Center (GOWEC) development was approved via a series of Comprehensive Plan and Rezoning Applications. Currently, two Comprehensive Plan Amendments (25-L01 and 25-L02) and a Planning Unit Development (PUD, 250606ZP) Modification are being considered concurrently with this Development Agreement Amendment that proposes to reflect those concurrent requests.

The original request proposed deleting provisions restricting conducting concert events within the project, revising the list of development uses and amounts allowed, increasing the potential hotel room development amount to 1,650 hotel rooms, and establishing a timeframe to complete an additional amendment to the overall Development Agreement to reflect updated determinations regarding concurrency, concurrency certification, proportionate share, transportation impact fee credits, and transportation improvements related to the project.

The implementation of concerts is a concern related to potential transportation system impacts along with other factors. As part of this Amendment, staff supports limitations on the concerts along with requiring the developer to seek annual Right-of-Way Utilization Permits to address the coordination of traffic demand management for all events to coordinate transportation system impacts.

The applicant submitted a Traffic Impact Analysis that identified some transportation system deficiencies to occur in future years. Marion County is undertaking a series of transportation improvements in the area which may further influence effects on the transportation network. The requirement to seed an additional Amendment will provide an opportunity to evaluate progress on current projects and coordinate with FDOT where the key deficiencies are expected.

Table A below identifies each section of the Agreement and provides staff's remarks regarding the Agreement sections.

Table A. Modification and Current Development Agreement Comparison & Remarks		
Section	**PROVISION**	**STAFF REMARKS, DISCUSSION, RECOMMENDATIONS**

1	Development Uses Permitted.	No objection, subject to approval of 25-L01, 25-L02, and 250606ZP.
2	Concert Uses (and other event uses).	Coordination and timing for concerts is a concern; recommend requiring annual Right of Way Usage Permit (RUP) and establishing conditions on the number and timing of concerts.
3	Further Amendment to Agreement.	No objection to deadline for further Development Agreement amendment to enable coordination with agencies, and for evaluation of the status of existing transportation improvement projects; subject to PUD conditions.
4	Adopted Pursuant to Florida Local Government Development Agreement Act.	No objection.
5	General Provisions.	No objection.
6	Effect Date.	No objection.
7	Effect on Current Agreement.	No objection.

V. STAFF RECOMMENDATION

Staff recommends the Board of County Commissioners :

A. Receive public comment,
B. Provide direction to staff (if any), and
C. Motion to confirm the second public hearing to consider the Agreement for Tuesday, March 18, 2026, at 1:30 p.m.

VI. BOARD OF COUNTY COMMISSIONERS ACTION #1 – 2/18/2026

The Board considered the Agreement and provided direction to staff, including requesting further provisions related to concerts. The Board established and confirmed the second public hearing to be held March, 18, 2026, at 1:30 p.m.

VII. BOARD OF COUNTY COMMISSIONERS ACTION #2 – 3/18/2026

TBD

VIII. LIST OF ATTACHMENTS

A. County Attorney LRM Review Request.
B. 1. Staff Proposed Development Agreement Amendment
   2. Staff Revisions to Development Agreement ULSO - 20260306
C. Initial/Current Recorded Development Agreement as reference in the proposed Agreement.
D. First Amendment to Development Agreement as reference in the proposed Agreement.
E. DRC Staff Comments for initial Development Agreement Amendment.
F. OCE Traffic Engineering Additional Remarks regarding Amendment.
G. Developer's Traffic Impact Analysis, AR 33437, October 2025, approved February 2026 (Excerpt). The full version of this document may be found at: www.MarionFL.org/GoldenOcalaWEC.

Marion County
Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Proof of Publication

No.: 2026-0050

STATE OF FLORIDA
COUNTY OF MARION
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement: Notice of Public Hearing by the Board of County Commissioners of Marion County, Florida to Consider Development Agreement for Wednesday, March 18, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on March 9, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature: Heather M Flynn

Date: 03.02.26

☐ Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 9th day of March, 2026, by Heather Flynn who is: personally known to me ✓ or who has produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
VICTORIA K. RYDER
Commission # HH 320867
Expires December 13, 2026

Notary Public Stamp

Signature of Notary Public

ATTACH COPY FROM WEBSITE POSTING



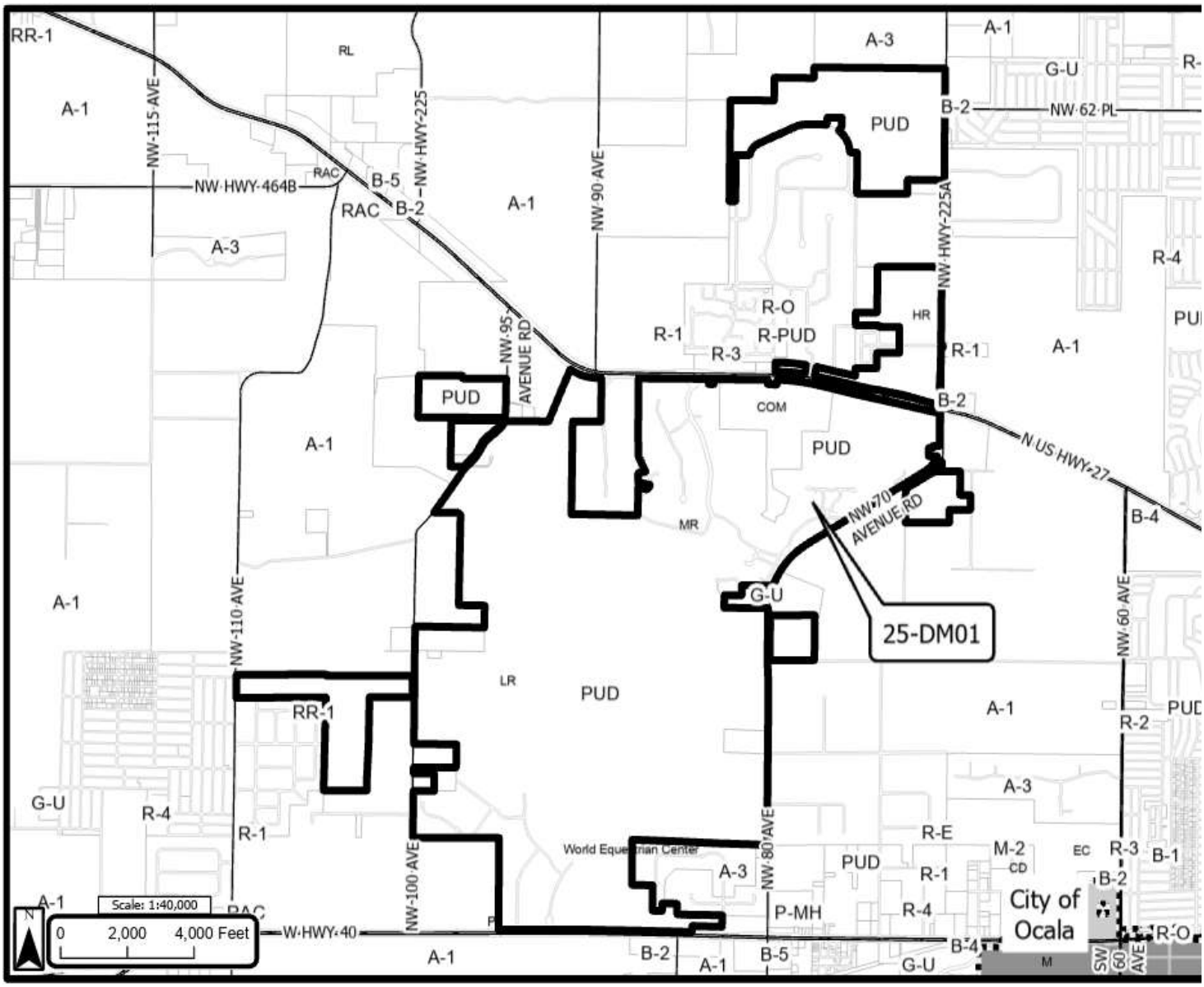
Legal Notices

NOTICE OF PUBLIC HEARING BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA TO CONSIDER A DEVELOPMENT AGREEMENT

Post Date: 03/09/2026 8:00 AM

The Marion County Board of County Commissioners will hold the second of two public hearings on **Wednesday, March 18, 2026, at 1:30 p.m., or as soon thereafter, as may be heard,** to consider approval of a Second Amendment to a Development Agreement (Agreement) to be entered into pursuant to Sections 163.3220 through 163.3243, inclusive, Florida Statutes, between **Golden Ocala Equestrian Land, LLC, Equestrian Operations, LLC, Roberts Development Corporation, RLR Investments, LLC and Marion County, Florida (County)**. The hearing will be held at McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, FL, 34471. This public hearing represents the final consideration of the proposed Agreement.

The property, known as **Golden Ocala**, consisting of ±4,277 acres that includes the World Equestrian Center, is located along the west side of NW 70th/80th Avenue/Avenue Road/CR Hwy 225A, north of W. SR Hwy 40, east of NW 110th Avenue, and south of NW 70th Street, with areas lying east of NW 70th Avenue Road south of NW 35th Street and north of NW 21st Street. A detailed legal description of the property is on file with the Marion County Growth Services Department located at 2710 East Silver Springs Boulevard, Ocala, Florida 37740. All of the property is located within the jurisdictional boundaries of Marion County. The general location of the property is further shown on the following map:



The primary purpose of this proposed Agreement is to remove the prohibition of concerts for Golden Ocala, reflect revisions and increase in the project's uses, and update terms related to the developer's concurrency, impact fee credits, and transportation improvements provisions.

The Marion County Board of County Commissioners shall receive and consider public comments regarding the proposed agreement in this public hearing. All interested parties may appear at the public hearing and be heard with respect to the proposed agreement. The proposed agreement may be reviewed at the Growth Services Department Planning and Zoning Division, 2710 E. Silver Springs Blvd, Ocala, Florida, (352) 438-2600. Visit www.marioncountyfl.org and click on the meetings tab on the homepage for the most up to date information.

If reasonable accommodations are needed for persons with disabilities, please contact the ADA Coordinator/HR Director at least forty-eight (48) hours in advance at (352) 438-2345, so appropriate arrangements can be made.

All persons are advised that, if they decide to appeal a decision of the Board of County Commissioners of Marion County, Florida at this public hearing they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

2026-0050

Return to full list >>

LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Rison (Last) Christopher (First) (Dept) Planning - 2730

(Title) Senior Planner (Phone) xt. 2624

Signature [It's me] Date Friday, February 6, 2026

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for:
- ☐ Draft Document
- ☑ Approve as to Form
- ☐ RESUBMIT LRM No. _____
- ☐ Legal Opinion
- ☐ Other

Description of Request

Request to review revised Development Agreement Amendment (2nd Amendment) related to Golden Ocala/World Equestrian Center development. The Amendment eliminates the concert limitations, revises the list of uses format and increases hotels by 300 rooms with the sports facilities additions, and references a further Amendment will be completed once the traffic studies are fully completed (they are underway now). Also for reference are potential conditions provide by Traffic Engineering that may also be discussed for this Amendment's first public hearing on 2/18/26. Once discussion is concluded with that hearing, the final version of the Amendment will be prepared for formal final review and final BCC consideration on 3/18/26.

For more information or discussion, contact: ☑ Same as above

(Name) _____ (Last) _____ (First) (Title) _____ (Phone) _____

Agenda Item? ☑ Yes ☐ No Agenda Date: Wednesday, February 18, 2026

Agenda Deadline Date for **Legal:** _____ Agenda Deadline Date for **Admin:** _____

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2026-104

Assigned to:
- ☐ Matthew Guy Minter, County Attorney
- ☒ Dana E. Olesky, Chief Asst. County Attorney
- ☐ Linda Blackburn Asst. County Attorney
- ☐ Thomas Schwartz Asst. County Attorney
- ☐ Valdoston Shealey Asst. County Attorne

Outcome:
- ☐ Approved as to form and legal sufficiency
- ☒ Approved with revisions: ☐ Suggested ☒ Completed
- ☐ Other:

Date Received:

RECEIVED
By Marion County Attorney-HF at Feb 06, 2026

Attorney Signature: D Olesky Date Wednesday, March 11, 2026

Staff Signature: H Lynn Completed Date: 03/11/26 Returned: ☐ Department ☐ Admin ☐ _____

This Instrument Prepared by and Return To:
W. James Gooding III
Gooding, Batsel, Hartley & MacKay
1531 SE 36th Avenue
Ocala, FL 34471

Rec. $_____

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA (the "Second Amendment"), is executed as of _____, 2026, (the "Second Amendment Effective Date") by and between (each a "Party" and collectively, the "Parties"):

- Marion County, Florida, a political subdivision of the State of Florida ("County"); and
- The following (individually and collectively, "Owner"): Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, Equestrian Operations, L.L.C., an Ohio limited liability company, Roberts Development Corporation, an Ohio corporation, and R.L.R. Investments, LLC, an Ohio limited liability company.

WHEREAS:

A. On or about June 6, 2018, Owner and its predecessors in title, and County entered into the *Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters for Golden Ocala (the "Original Agreement")* as recorded in OR Book 6791, page 105.[1]

B. Effective as of January 19, 2021, Owner and County entered into the *First Amendment to Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters, for Golden Ocala* as recorded in OR Book 7388, page 861. The Original Agreement, as amended by the First Amendment, is hereinafter referred to as the "Current Agreement."

C. On or about March 18, 2026, the Marion County Board of County Commissioners approved the following (the "2026 WEC Approvals") for the Property[2] some of which dealt with the subject matter of the Current Agreement: Ordinance Numbers _____, _____, and _____.

D. Owner and County now desire to further amend the Current Agreement pursuant to this Second Amendment.

E. County has provided its Notice of Intent to consider entering in this Second Amendment by notices published on the County's publicly accessible website pursuant to Section 20-3 of the County Code, on February 9, 2026, and _____, and by mailing a copy of the Notice of Intent to Owners, and to the persons and entities shown on the most recent Marion County Tax Roll to be

[1] All recording references refer to the public records, Marion County, Florida.
[2] Terms capitalized in this Second Amendment and not otherwise defined herein, have the same meaning herein as in the Current Agreement.

the owners of property lying within three hundred feet (300') of the boundaries of the Property which is the subject-matter of this Agreement, and by announcing the date, time, and place of the second hearing during the first hearing.

F. The County Commission held public hearings on February 18, 2026, and on March 18, 2026, to consider this Second Amendment, and found that this Second Amendment will further the objectives of the Community Planning Act, and that the development contemplated and permitted by this Second Amendment is consistent with the Marion County Comprehensive Plan and County LDR.

NOW, THEREFORE, in consideration of the mutual covenants contained herein (which are incorporated herein by reference), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Development Uses Permitted**. Paragraph 3.1 of the Original Agreement, as amended by paragraph 2 of the First Amendment, is further amended to read as follows:

3. **Development Uses Permitted**.

3.1 The development uses permitted on the Property pursuant to the Golden Ocala Approvals are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

2. **Traffic Management.**

2.1. Definitions:

2.1.1. Traffic Management Plan - "Traffic Management Plan" means a written operational plan describing how traffic associated with events at the WEC will be managed before, during, and after such events. The Traffic Management Plan shall identify anticipated event attendance levels, expected traffic volumes, ingress and egress routing, parking operations, coordination with law enforcement and emergency services, staffing assignments for traffic control personnel, use of

dynamic message boards or other traveler information systems, and contingency procedures for incidents, congestion, or roadway blockages. The Traffic Management Plan may incorporate one or more Traffic Control Plans necessary to implement specific traffic control operations on public roadways. The Traffic Management Plan shall be prepared in general accordance with a Traffic Demand Management study accepted by the County.

2.1.2. Traffic Control Plan – "Traffic Control Plan" means a plan or set of drawings signed and sealed by a professional engineer licensed in the State of Florida depicting the temporary traffic control devices, roadway lane configurations, signage, barricades, cones, variable message boards, law enforcement traffic posts, and other traffic control measures required to safely manage traffic on public roadways during events. The Traffic Control Plan shall conform to the applicable provisions of the Manual on Uniform Traffic Control Devices (MUTCD) and applicable County standards.

2.2. Owner shall comply with the provisions of this paragraph 2 concerning traffic management for all events at the WEC that are likely to necessitate traffic management methods that involve private use of public right-of-way.

2.3. No later than three months after the date this Amendment becomes effective under paragraph 6.2, Owner shall apply for a Right-of-Way Utilization Permit ("RUP") pursuant to Section 2.22.1. of the County Land Development Code to the County Engineer. The application shall include a Traffic Management Plan and Traffic Control Plan, signed and sealed by a professional engineer licensed in the State of Florida, identifying the proposed traffic management strategies, temporary traffic control devices, personnel assignments, and operational procedures necessary to safely manage traffic associated with events requiring the use of public right-of-way.

2.4. The County Engineer shall review the application and, upon acceptance of it, the County Engineer shall issue a RUP with conditions that may include the following, as determined by County Engineer:

2.4.1. The incorporation of one or more of the traffic management measures recommended in the *World Equestrian Center Traffic Demand Management Study* ("Traffic Management Study") dated October 18, 2025, as hereafter accepted by County Engineer.

2.4.2. The establishment of different levels of events based on the number and size of such events, and particularly the number of people or trips expected during a particular time period. The conditions shall establish the traffic management measures required by Owner for each level of event.

2.4.3. Contact information for an individual at the WEC with whom County Engineer or designee can communicate in the event of traffic problems during events.

2.4.4. The Traffic Management Plan and Traffic Control Plan submitted with the RUP shall identify operational procedures, traffic control devices, law enforcement coordination, and personnel required for implementation of traffic management during events, and shall be prepared in accordance with applicable standards,

including the Manual on Uniform Traffic Control Devices (MUTCD), and shall be signed and sealed by a professional engineer licensed in the State of Florida.

2.5. The RUP shall address traffic management measures and not additional traffic improvements.

2.6. The RUP shall contain provisions for Concert Uses as set forth in paragraphs 3.3 through 3.5.

2.7. Each RUP shall be for a duration of one (1) year, and may be renewed, or a new RUP obtained, for subsequent years. As part of each renewal, Owner shall submit an updated Traffic Management Plan and Traffic Control Plan, signed and sealed by an active professional engineer licensed in the State of Florida, reflecting anticipated event schedules, event levels, and any operational adjustments based on prior event experience. The County Engineer may require interim updates to the accepted plan if changes in event size, event frequency, or observed traffic operations warrant revisions.

2.8. If Owner and County Engineer are not able to agree upon the RUP conditions, Owner may request the County Commission to resolve the dispute.

2.9. It is not necessary to amend this Agreement, including paragraph 3, to issue or renew RUPs.

3. **Concert Uses**.

3.1. Paragraph 10 of the Original Agreement, and paragraph 6.2.2.b.1). of paragraph 6.2 of the Original Agreement, as amended by paragraph 5 of the First Amendment, are hereby deleted.

3.2. The WEC may be utilized for Concert Uses pursuant to the provisions of this paragraph 3.

3.3. Concert Uses may be held pursuant to a RUP and subject to the conditions of the RUP.

3.4. The RUP for the initial year shall:

3.4.1. Limit the number of Concert Uses for all facilities on the WEC that they are permitted for Concert Use by the PUD approved for the WEC to 8 per year; such limit shall apply to the Grand Outdoor Arena and Plaza or World Equestrian Center Stadium, (as such locations are depicted on Sheet 09.01 of the approved PUD Plan), and any indoor Concert Uses. After the initial year, RUPs for subsequent years may increase the number of such Concert Uses permitted based on operational experience and traffic conditions if accepted by the County Engineer and accepted by the County Administrator, however in no instance shall those concerts exceed 24 per year. For purposes of this paragraph, each individual day on which a Concert Use occurs shall count as one Concert Use, regardless of whether multiple performances involve the same artist, event promoter, or ticketed series.

3.4.2. Preclude more than two (2) Concert Uses taking place simultaneously, including the Grand Outdoor Arena and Plaza, the World Equestrian Center Stadium, and any indoor Concert Uses. RUPs for subsequent years may modify this provision

based on operational experience and traffic conditions if accepted by the County Engineer and approved by the County Administrator.

3.4.3. Concert Uses shall not be scheduled on more than two (2) consecutive days. Concert Uses scheduled for more than two (2) consecutive days shall require a special event permit pursuant to Article III of Chapter 10 of the County Code.

4. **Further Amendment to Agreement.**

4.1. Among other things, the Current Agreement concerns transportation concurrency and related matters.

4.2. In connection with the 2026 WEC Approvals, Owners submitted a *WEC Sports Complex Traffic Impact Analysis* (the "Traffic Study") prepared by Kittelson & Associates. County has approved the Traffic Study.

4.3. Within eight (8) months after the Second Amendment Effective Date, Owner shall submit to County a further amendment, or a new agreement, (either, the "Third Amendment") addressing the impact of the 2026 WEC Approvals on the County transportation system as well as additional issues deemed appropriate by Owner and County, and shall thereafter pursue approval of such Third Amendment with due diligence.

5. **Adopted Pursuant to Florida Local Government Development Agreement Act**. This Second amendment has been adopted pursuant to the "Florida Local Government Development Agreement Act" (codified at Sections 163.3220 through 163.3243, Florida Statutes (2025)).

6. **General Provisions**.

6.1. Notices. Paragraph 9.1 of the Original Agreement, as amended by paragraph 12.1 of the First Amendment, is further amended to read as set forth herein:

6.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under the Amended Agreement shall be in writing (including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this Second amendment Paragraph 6.1:

6.1.1.1. If to County: County Administrator, 601 SE 25th Avenue, Ocala, FL 34471; Email: Mounir.bouyounes@marionfl.org.

a. With a copy to: County Planning Director, 2710 E. Silver Springs Boulevard, Ocala, FL 34470; Email: chuck.varadin@marionfl.org.

b. With a copy to: County Attorney, 601 SE 25th Avenue, Ocala, FL 34471; Email: matthew.minter@marionfl.org.

6.1.1.2. If to Owner: Attn: Corporate Legal Department, 600 Gillam Road, Wilmington, Ohio 45177; email: none (do not use email for this address);

a. With a copy to: Don DeLuca, 7290 College Parkway, Suite 400, Fort Myers, FL 33907; email: ddeluca@rlcarriers.com.

b. With a copy to: W. James Gooding III, 1531 SE 36th Avenue, Ocala, FL 34471; email: jgooding@lawyersocala.com.

6.1.2. Each such Communication shall be deemed delivered:

6.1.2.1. On the date of delivery if by personal delivery with signed receipt thereof;

6.1.2.2. On the date of email transmission if by email (subject to Second amendment Paragraph 6.1.5); and

6.1.2.3. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.

6.1.2.4. Notwithstanding the foregoing, service by personal delivery delivered, or by email sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday, or legal holiday.

6.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with Second amendment Paragraph 6.1.2.

6.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.

6.1.5. Concerning Communications sent by email:

6.1.5.1. The Communication shall not be deemed to have been delivered if the sender receives a message from the sender's or the recipient's internet service provider or otherwise that the email was not delivered or received but, if the email was sent by the sender on the last day of a deadline or other time period established by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

6.1.5.2. If the sender receives an automatic reply message indicating that the recipient is not present to receive the email (commonly referred to as an "out of the office message"), the email shall not be deemed delivered until the recipient returns but, if the email was sent by the sender on the last day of a deadline or other time period established

by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

6.1.5.3. Any email that the recipient replies to, or forwards to any person, shall be deemed delivered to the recipient.

6.1.5.4. The sender must print the email to establish that it was sent (though it need not do so at the time the email was sent); and

6.1.5.5. The sender shall maintain the digital copy of the email in its email system for a period of no less than one year after it was sent.

6.2. Effective Date. This Second Amendment shall become effective upon the later of the following:

6.2.1. The recording of the fully executed Second Agreement in the Public Records of Marion County, Florida, as set forth in Section 163.3239, Florida Statutes; or

6.2.2. The date that the 2026 WEC Approvals become effective under applicable law including, without limitation, Section 163.3184, Florida Statutes.

7. **Effect on Current Agreement.** Except as expressly set forth herein, the Current Agreement is not amended or modified. All references herein or in the Current Agreement to "this Second amendment," "the Agreement," or similar terms shall be deemed to refer to the Amended Agreement.

THEREFORE, the Parties have executed this Second Amendment as of the Effective Date.

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MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners

By: _____
Carl Zalak, III, Chairman

ATTEST:

_____
Gregory C. Harrell, Clerk of Court and Comptroller

For use and reliance of Marion County only, approved as to form and legal sufficiency:

_____
Matthew Guy Minter, County Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by Carl Zalak, III, as Chairman of the Board of County Commissioners of Marion County, Florida, a political subdivision of the State of Florida, on behalf of the County.

_____
Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Equestrian Operations, L.L.C., an Ohio limited liability company

By: _____

_____

as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Equestrian Operations, L.L.C., an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company

_____
Witness

By: _____
_____
as _____

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

R.L.R. Investments, LLC, an Ohio limited liability company

_____
Witness

By: _____
_____
as _____

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of R.L.R. Investments, LLC, an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Roberts Development Corporation, an Ohio corporation

By: _____

_____

as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Roberts Development Corporation, an Ohio corporation, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

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This Instrument Prepared by and Return To:
W. James Gooding III
Gooding, Batsel, Hartley & MacKay
1531 SE 36th Avenue
Ocala, FL 34471

Rec. $_____

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA (the "Second Amendment"), is executed as of _____, 2026, (the "Second Amendment Effective Date") by and between (each a "Party" and collectively, the "Parties"):

- Marion County, Florida, a political subdivision of the State of Florida ("County"); and
- The following (individually and collectively, "Owner"): Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, Equestrian Operations, L.L.C., an Ohio limited liability company, Roberts Development Corporation, an Ohio corporation, and R.L.R. Investments, LLC, an Ohio limited liability company.

WHEREAS:

A. On or about June 6, 2018, Owner and its predecessors in title, and County entered into the *Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters for Golden Ocala (the "Original Agreement")* as recorded in OR Book 6791, page 105.[1]

B. Effective as of January 19, 2021, Owner and County entered into the *First Amendment to Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters, for Golden Ocala* as recorded in OR Book 7388, page 861. The Original Agreement, as amended by the First Amendment, is hereinafter referred to as the "Current Agreement."

C. On or about March 18, 2026, the Marion County Board of County Commissioners approved the following (the "2026 WEC Approvals") for the Property[2] some of which dealt with the subject matter of the Current Agreement: Ordinance Numbers _____, _____, and _____.

D. Owner and County now desire to further amend the Current Agreement pursuant to this Second Amendment.

E. County has provided its Notice of Intent to consider entering in this Second Amendment by notices published on the County's publicly accessible website pursuant to Section 20-3 of the County Code, on February 9, 2026, and _____, and by mailing a copy of the Notice of Intent to Owners, and to the persons and entities shown on the most recent Marion County Tax Roll to be

[1] All recording references refer to the public records, Marion County, Florida.
[2] Terms capitalized in this Second Amendment and not otherwise defined herein, have the same meaning herein as in the Current Agreement.

the owners of property lying within three hundred feet (300') of the boundaries of the Property which is the subject-matter of this Agreement, and by announcing the date, time, and place of the second hearing during the first hearing.

F. The County Commission held public hearings on February 18, 2026, and on March 18, 2026, to consider this Second Amendment, and found that this Second Amendment will further the objectives of the Community Planning Act, and that the development contemplated and permitted by this Second Amendment is consistent with the Marion County Comprehensive Plan and County LDR.

NOW, THEREFORE, in consideration of the mutual covenants contained herein (which are incorporated herein by reference), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Development Uses Permitted**. Paragraph 3.1 of the Original Agreement, as amended by paragraph 2 of the First Amendment, is further amended to read as follows:

3. **Development Uses Permitted**.

3.1 The development uses permitted on the Property pursuant to the Golden Ocala Approvals are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facilities	210 acres
Expo and Indoor Sports Facilities	30 acres
Outdoor Sports Facilities	90 acres
Hotel	1,650 rooms
Recreational Vehicle	280 units (does not include unoccupied parking spaces)

2. **Traffic Management.**

2.1. Definitions:

2.1.1. Traffic Management Plan - "Traffic Management Plan" means a written operational plan describing how traffic associated with events at the WEC will be managed before, during, and after such events. The Traffic Management Plan shall identify anticipated event attendance levels, expected traffic volumes, ingress and egress routing, parking operations, coordination with law enforcement and emergency services, staffing assignments for traffic control personnel, use of

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dynamic message boards or other traveler information systems, and contingency procedures for incidents, congestion, or roadway blockages. The Traffic Management Plan may incorporate one or more Traffic Control Plans necessary to implement specific traffic control operations on public roadways. The Traffic Management Plan shall be prepared in general accordance with a Traffic Demand Management study accepted by the County.

2.1.2. Traffic Control Plan – "Traffic Control Plan" means a plan or set of drawings signed and sealed by a professional engineer licensed in the State of Florida depicting the temporary traffic control devices, roadway lane configurations, signage, barricades, cones, variable message boards, law enforcement traffic posts, and other traffic control measures required to safely manage traffic on public roadways during events. The Traffic Control Plan shall conform to the applicable provisions of the Manual on Uniform Traffic Control Devices (MUTCD) and applicable County standards.

~~2.1.~~2.2. Owner shall comply with the provisions of this paragraph 2 concerning traffic management for all events at the WEC that are likely to necessitate traffic management methods that involve private use of public right-of-way.

~~2.2.~~2.3. No later than three months after the date this Amendment becomes effective under paragraph 6.2, Owner shall apply for a Right-of-Way Utilization Permit ("RUP") pursuant to Section 2.22.1. of the County Land Development Code to the County Engineer. The application shall include a Traffic Management Plan and Traffic Control Plan, signed and sealed by a professional engineer licensed in the State of Florida, identifying the proposed traffic management strategies, temporary traffic control devices, personnel assignments, and operational procedures necessary to safely manage traffic associated with events requiring the use of public right-of-way.~~.~~

~~2.3.~~2.4. The County Engineer shall review the application and, upon acceptance of it, the County Engineer shall issue a RUP with conditions that may include the following, as determined by ~~County shall review the Application and, upon approval of it, the County Engineer shall issue a RUP with conditions that may include, as determined by~~ County Engineer~~and Owner~~:

~~2.3.1.~~2.4.1. The incorporation of one or more of the traffic management measures recommended in the *World Equestrian Center Traffic Demand Management Study* ("Traffic Management Study") dated October 18, 2025, as hereafter accepted~~approved~~ by County Engineer~~, and such other measures agreed to by County and Owner.~~ .

~~2.3.2.~~2.4.2. The establishment of different levels of events based on the number and size of such events, and particularly the number of people or trips expected during a particular time period. The conditions shall establish the traffic management measures required by Owner for each level of event.

2.4.3. Contact information for an individual at the WEC with whom County Engineer or designee can communicate in the event of traffic problems during events.

~~2.3.3.~~2.4.4. The Traffic Management Plan and Traffic Control Plan submitted with the RUP shall identify operational procedures, traffic control devices, law

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enforcement coordination, and personnel required for implementation of traffic management during events, and shall be prepared in accordance with applicable standards, including the Manual on Uniform Traffic Control Devices (MUTCD), and shall be signed and sealed by a professional engineer licensed in the State of Florida.

~~2.4.~~2.5. The RUP shall address traffic management measures and not additional traffic improvements.

~~2.5.~~2.6. The RUP shall contain provisions for Concert Uses as set forth in paragraphs 3.3 through 1.1~~3.5~~.

~~2.6.~~2.7. Each RUP shall be for a duration of ~~at least~~ one (1) year, and may ~~shall~~ be renewed, or a new RUP obtained, for subsequent years. As part of each renewal, Owner shall submit an updated Traffic Management Plan and Traffic Control Plan, signed and sealed by an active professional engineer licensed in the State of Florida, reflecting anticipated event schedules, event levels, and any operational adjustments based on prior event experience. The County Engineer may require interim updates to the accepted plan if changes in event size, event frequency, or observed traffic operations warrant revisions.

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~~2.7.~~2.8. If Owner and County Engineer are not able to agree upon the RUP conditions, Owner may request the County Commission to resolve the dispute.

~~2.8.~~2.9. It is not necessary to amend this Agreement, including paragraph 3, to issue or renew RUPs.

3. **Concert Uses**.

3.1. Paragraph 10 of the Original Agreement, and paragraph 6.2.2.b.1). of paragraph 6.2 of the Original Agreement, as amended by paragraph 5 of the First Amendment, are hereby deleted.

3.2. The WEC may be utilized for Concert Uses pursuant to the provisions of this paragraph 3.

3.3. Concert Uses may be held pursuant to a RUP and subject to the conditions of the RUP.

3.4. The RUP for the initial year shall:

3.4.1. Limit the number of Concert Uses for all facilities on the WEC that they are permitted for Concert Use by the PUD approved for the WEC to 8~~24~~ per year; such limit shall ~~not~~ apply to the Grand Outdoor Arena and Plaza or -W~~W~~orld Equestrian Center Stadium, (as such locations are depicted on Sheet 09.01 of the approved PUD Plan), and ~~or~~ any indoor Concert Uses. ~~RUPs for subsequent years may increase the number of such Concert Uses permitted if approved by the County Administrator.~~ After the initial year, RUPs for subsequent years may increase the number of such Concert Uses permitted based on operational experience and traffic conditions if accepted by the County Engineer and accepted by the County Administrator, however in no instance shall those concerts exceed 24 per year. For purposes of this paragraph, each individual day on which a Concert Use occurs shall count as one Concert Use, regardless of whether multiple performances involve the same artist, event promoter, or ticketed series.

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3.4.2. Preclude more than two (2) Concert Uses taking place simultaneously, including the Grand Outdoor Arena and Plaza, the World Equestrian Center Stadium, and any indoor Concert Uses. RUPs for subsequent years may modify this provision based on operational experience and traffic conditions if accepted by the County Engineer and approved by the County Administrator.~~RUPs for subsequent years may modify this provision if approved by the County Administrator.~~

~~3.4.2.~~3.4.3. Concert Uses shall not be scheduled on more than two (2) consecutive days. Concert Uses scheduled for more than two (2) consecutive days shall require a special event permit pursuant to Article III of Chapter 10 of the County Code.

~~3.5. Concert Uses in excess of the number or frequency permitted by an RUP shall require a special event permit pursuant to Article III of Chapter 10 of the County Code.~~

4. **Further Amendment to Agreement.**

4.1. Among other things, the Current Agreement concerns transportation concurrency and related matters.

4.2. In connection with the 2026 WEC Approvals, Owners submitted a *WEC Sports Complex Traffic Impact Analysis* (the "Traffic Study") prepared by Kittelson & Associates. County has approved the Traffic Study.

4.3. Within ~~s~~eight~~ix~~ (8~~6~~) months after the Second Amendment Effective Date, Owner shall submit to County a further amendment, or a new agreement, (either, the "Third Amendment") addressing the impact of the 2026 WEC Approvals on the County transportation system as well as additional issues deemed appropriate by Owner and County, and shall thereafter pursue approval of such Third Amendment with due diligence.

5. **Adopted Pursuant to Florida Local Government Development Agreement Act**. This Second amendment has been adopted pursuant to the "Florida Local Government Development Agreement Act" (codified at Sections 163.3220 through 163.3243, Florida Statutes (2025)).

6. **General Provisions**.

6.1. Notices. Paragraph 9.1 of the Original Agreement, as amended by paragraph 12.1 of the First Amendment, is further amended to read as set forth herein:

6.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under the Amended Agreement shall be in writing (including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this Second amendment Paragraph 6.1:

6.1.1.1. If to County: County Administrator, 601 SE 25th Avenue, Ocala, FL 34471; Email: Mounir.bouyounes@marionfl.org.

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a. With a copy to: County Planning Director, 2710 E. Silver Springs Boulevard, Ocala, FL 34470; Email: chuck.varadin@marionfl.org.

b. With a copy to: County Attorney, 601 SE 25th Avenue, Ocala, FL 34471; Email: matthew.minter@marionfl.org.

6.1.1.2. If to Owner: Attn: Corporate Legal Department, 600 Gillam Road, Wilmington, Ohio 45177; email: none (do not use email for this address);

a. With a copy to: Don DeLuca, 7290 College Parkway, Suite 400, Fort Myers, FL 33907; email: ddeluca@rlcarriers.com.

b. With a copy to: W. James Gooding III, 1531 SE 36th Avenue, Ocala, FL 34471; email: jgooding@lawyersocala.com.

6.1.2. Each such Communication shall be deemed delivered:

6.1.2.1. On the date of delivery if by personal delivery with signed receipt thereof;

6.1.2.2. On the date of email transmission if by email (subject to Second amendment Paragraph 6.1.5); and

6.1.2.3. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.

6.1.2.4. Notwithstanding the foregoing, service by personal delivery delivered, or by email sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday, or legal holiday.

6.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with Second amendment Paragraph 6.1.2.

6.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.

6.1.5. Concerning Communications sent by email:

6.1.5.1. The Communication shall not be deemed to have been delivered if the sender receives a message from the sender's or the recipient's internet service provider or otherwise that the email was not delivered or received but, if the email was sent by the sender on the last day of a deadline or other time period established by the Amended Development Agreement, the time for the sender to re-send the

Communication by a different authorized means shall be extended one (1) business day;

6.1.5.2. If the sender receives an automatic reply message indicating that the recipient is not present to receive the email (commonly referred to as an "out of the office message"), the email shall not be deemed delivered until the recipient returns but, if the email was sent by the sender on the last day of a deadline or other time period established by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

6.1.5.3. Any email that the recipient replies to, or forwards to any person, shall be deemed delivered to the recipient.

6.1.5.4. The sender must print the email to establish that it was sent (though it need not do so at the time the email was sent); and

6.1.5.5. The sender shall maintain the digital copy of the email in its email system for a period of no less than one year after it was sent.

6.2. Effective Date. This Second Amendment shall become effective upon the later of the following:

6.2.1. The recording of the fully executed Second Agreement in the Public Records of Marion County, Florida, as set forth in Section 163.3239, Florida Statutes; or

6.2.2. The date that the 2026 WEC Approvals become effective under applicable law including, without limitation, Section 163.3184, Florida Statutes.

7. **Effect on Current Agreement.** Except as expressly set forth herein, the Current Agreement is not amended or modified. All references herein or in the Current Agreement to "this Second amendment," "the Agreement," or similar terms shall be deemed to refer to the Amended Agreement.

THEREFORE, the Parties have executed this Second Amendment as of the Effective Date.

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SIGNATURES START ON NEXT PAGE

MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners

By: _____
Carl Zalak, III, Chairman

ATTEST:

_____
Gregory C. Harrell, Clerk of Court and Comptroller

For use and reliance of Marion County only, approved as to form and legal sufficiency:

_____
Matthew Guy Minter, County Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by Carl Zalak, III, as Chairman of the Board of County Commissioners of Marion County, Florida, a political subdivision of the State of Florida, on behalf of the County.

_____
Notary Public, State of Florida
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Equestrian Operations, L.L.C., an Ohio limited liability company

By: _____
_____
as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Equestrian Operations, L.L.C., an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company

By: _____
_____
as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

R.L.R. Investments, LLC, an Ohio limited liability company

By: _____
_____
as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of R.L.R. Investments, LLC, an Ohio limited liability company, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Roberts Development Corporation, an Ohio corporation

By: _____
_____
as _____

_____
Witness

_____
Print Witness Name

_____
Witness

_____
Print Witness Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____, 2026, by _____, as _____ of Roberts Development Corporation, an Ohio corporation, on behalf of the company.

_____
Notary Public, State of _____
Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:
____ Personally known OR
____ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

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DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 06/28/2018 04:37:10 PM
FILE #: 2018062954 OR BK 6791 PGS 105-163
REC FEES: $503.00 INDEX FEES: $0.00
DDS: $0 MDS: $0 INT: $0

Record and Return To:
Chris Rison
Marion County Growth Services
2710 E. Silver Springs Boulevard
Ocala, FL 34470

DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA

THIS DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA, is executed as of June 6, 2018 (the "Effective Date") by and between:

- Marion County, Florida, a political subdivision of the State of Florida ("County");
- Equestrian Operations, L.L.C., an Ohio limited liability company, and Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company (individually and collectively, "Owner"); and
- R.L.R. Investments, LLC, an Ohio limited liability company ("ERC Party") (for purposes of paragraph 14 only).

WHEREAS:

A. Owner owns, or is under common ownership with entities that own, the Property[1] located in Marion County, Florida.

B. Owner has obtained the Golden Ocala Approvals pursuant to which County approved: (a) an amendment to the County Comprehensive Plan for the Property pursuant to the state coordinated review amendment process set forth in Section 163.3184(4) and (5), Florida Statutes; and (b) a PUD zoning classification for the Property.

C. Owner intends to develop the Property as a mixed-use real estate development as set forth in the Golden Ocala Approvals.

D. Kimley-Horn and Associates, Inc. ("Kimley-Horn") has prepared a Traffic Study on behalf of Owner concerning the effect, on Transportation Facilities, of the development of the Property pursuant to the Golden Ocala Approvals.

E. Owner and County have agreed that additional new Transportation Facilities, upgrades to existing Transportation Facilities, or Proportionate Share Mitigation by Owner shall be constructed or paid, as applicable, to mitigate the impact on Transportation Facilities caused by future development of the Property.

F. Section 1.8.6.D(2)(a)3. of the County CMS provides that, if there is not adequate available capacity in one or more Transportation Facilities, a person may enter into a development agreement with the County which may include methods to provide the development's "proportionate share of

[1] Terms capitalized in these Whereas paragraphs have the meaning set forth in paragraph 1 below.

additional capacity via proportionate share payments and/or improvements which eliminate and/or mitigate the development's proportionate share of deficiencies prior to the development project's impact, consistent with Ch. 163 F.S."

G. Section 10-323 of the County Impact Fee Ordinance provides for a developer to be provided with a credit against Impact Fees pursuant to a written impact fee credit agreement approved by the County Commission for conveyances of ROW and construction or expansion of Transportation Facilities.

H. Owner is entitled to Impact Fee Credits pursuant to the County Impact Fee Ordinance and Section 163.3180, Florida Statutes.

I. County has provided its Notice of Intent to consider entering in this Agreement by advertisements published in the Ocala Star-Banner, a newspaper of general circulation and readership in Marion County, Florida, on May 23, 2018, and May 30, 2018, and by mailing a copy of the Notice of Intent to Owners, and to the persons and entities shown on the most recent Marion County tax Roll to be the owners of property lying within three hundred feet (300') of the boundaries of the Property which is the subject-matter of this Agreement, and by announcing the date, time, and place of the second hearing during the first hearing.

J. The Marion County Planning and Zoning Commission held a public hearing on May 30, 2018, and the County Commission held a public hearing on June 6, 2018, to consider this Agreement, has found and determined that its execution of this Agreement will further the objectives of the Community Planning Act, and that the development contemplated and permitted by this Agreement is consistent with the Marion County Comprehensive Plan and County LDR.

K. Owner and County are entering into this Agreement pursuant to the foregoing.

NOW, THEREFORE, in consideration of the mutual covenants contained herein (which are incorporated herein by reference), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Definitions.** In addition to any other terms which may be specifically defined elsewhere in this Agreement, for the purposes of this Agreement the following terms shall have the following meanings:

1.1. *Agreement* – This Development Agreement Concerning Concurrency, Impact Fee Credits, and Other Matters, For Golden Ocala, as the same may be subsequently amended, modified or supplemented.

1.2. *Commencement of Development* – Initiation of any of the following actions with respect to any Parcel shall, as to that Parcel, constitute the "Commencement of Development" for such portion: (1) issuance of a building permit or site plan approval for the construction of any non-residential buildings by Owner or any successors-in-title to Owner for the construction of improvements of any nature on any Property within such Parcels (specifically not including issuance of building permits for construction by Owner or any governmental entity of improvements related to water or sewer utilities improvements or Transportation Facilities); or (2) issuance of a building permit for the construction of any residential units by Owner or any successors-in-title to Owner. Approval of conceptual

plans, final plans, construction plans or plats for the construction of improvements on any Parcel shall not constitute a "Commencement of Development."

1.3. *Community Planning Act* – Section 163.3161, *et seq.*, Florida Statutes (2018).

1.4. *Concert Uses* – Use of the WEC for concerts that require attendees to purchase a ticket (or otherwise pay) to attend or where the musical act or performance is the primary attraction. Such definition shall not include use of the WEC for small musical performances that are conducted as part of an equestrian or other use permitted by the Golden Ocala Approvals (e.g., singing the national anthem, entertainment during intermissions in competitive activities or following competitive activities, wedding entertainment, etc.), the admission to which is limited to guests or participants in such equestrian or other use, and as to which other members of the public are not invited to attend.

1.5. *Construct* (regardless of whether the terms is capitalized) – When used in the context of the construction of Entrance Improvements or Initial Intersection Improvements, and other Improvements: (a) the design, permitting and construction of the Improvements; (b) dedication or conveyance to County of all Conveyed ROW for roads and utilities infrastructure; and (c) procurement of all necessary approvals or permits from all applicable Governmental Authorities.

1.6. *Conveyed ROW* – ROW owned or hereafter acquired by Owner and conveyed to County or FDOT in connection with any Improvements or pursuant to this Agreement.

1.7. *County* – Marion County, Florida, a political subdivision of the State of Florida.

1.8. *County CMS* – The County Concurrency Management System, as codified in Division 8 of Chapter 1 of the County LDR, as the same may be subsequently amended, modified or supplemented.

1.9. *County Code* – The "Marion County Code" as defined in Section 1-1 of the County Code, as the same may be subsequently amended, modified or supplemented.

1.10. *County Commission* – The Board of County Commissioners of Marion County, Florida.

1.11. *County Impact Fee Ordinance* – The "Marion County Impact Fee Ordinance for Transportation Facilities" as defined and codified in Division 2 of Article 10 of the County Code.

1.12. *County LDR* – The County's "Land Development Code," as adopted by County Ordinance No. 13-20, as defined in Section 1.1.1 of such Code, and as the same may be subsequently amended, modified or supplemented.

1.13. *County Water/Wastewater Agreement* – The Marion County/Golden Ocala Subregional Water and Wastewater Utilities Agreement Contract No. 97-4 (the "Original County Water/Wastewater Agreement") recorded in OR Book 2442, Page 955[2], as amended by an unrecorded First Amendment to Marion County/Golden Ocala Subregional Water and Wastewater Agreement Contract No. 97-4 (the "First Amendment") dated May 18, 1998 and as further amended by a Second Amendment to Marion County/Golden Ocala

[2] All recording references refer to the Public Records of Marion County, Florida.

Subregional Water and Wastewater Agreement Contract No. 97-4 (the "Second Amendment") recorded in OR Book 2638, Page 638, and re-recorded in OR Book 2645, Page 1379, and as further amended by a Third Amendment to Marion County/Golden Ocala Subregional Water and Wastewater Utilities Agreement Contract No. 97-4 (the "Third Amendment"), recorded in OR Book 3609, Page 951.

1.14. *Deficient Facilities* – One or more Transportation Facilities for which capacity is inadequate (i.e., the Transportation Facilities will be operating at less than the adopted Level of Service ("LOS") for such Transportation Facilities) as determined by the Traffic Study as of buildout of the Project, other than Transportation Facilities for which capacity is inadequate prior to development of the Property.

1.15. *Entrance Improvements* – The Improvements to be undertaken by Owner pursuant to paragraph 6 of this Agreement and described in the attached **Exhibit 1.15**. (This phrase does not include signs or other non-transportation entry features, which are the subject of other development applications or approvals by County.)

1.16. *Equivalency Matrix* – The Land Use Exchange Matrix adopted as part of the Golden Ocala Approvals, an additional copy of which is attached hereto as **Exhibit 1.16**.

1.17. *ERCs* – Equivalent Residential Connections, as defined in the County Water/Wastewater Agreement.

1.18. *FDOT* – Florida Department of Transportation or its successor.

1.19. *Golden Ocala Approvals* – Marion County Ordinance No. 17-28 pursuant to which County amended its Comprehensive Plan to permit the development of the Project, and Marion County Ordinance No. 17-29 pursuant to which County assigned the Property a planned unit development ("PUD") zoning classification for the development of the Property, as such ordinances or approvals may be hereafter amended, or supplemented pursuant to additional amendments to the Comprehensive Plan or PUD zoning.

1.20. *Governmental Authority* – Any governmental entity, agency, department, bureau, division, or other representative of any governmental entity which has jurisdiction, permitting authority, or the authority to issue authorizations or approvals regarding development or usage of the Property or any Parcel thereof, all Improvements which are the subject of this Agreement.

1.21. *Hotel* – One of the hotels permitted on the Property pursuant to the Golden Ocala Approvals, which hotel shall be located generally as set forth in paragraph 6.2.5.a. The Golden Ocala Approvals permit other hotels to be located on the Property but this definition applies only to the hotel referred to in paragraph 6.2.5.a (which is significant insofar as it determines the terminus of the SR 40 Driveway Improvements).

1.22. *Impact Fee Credits* – Credits against Impact Fees to be provided to Owner under this Agreement, including under paragraphs 5.2 and 11.

1.23. *Impact Fees* – Impact fees due under the County Impact Fee Ordinance. Because this Agreement concerns transportation concurrency and transportation impact fees only, this phrase does not apply to any other impact fees, or similar charges, assessed under the County Code.

1.24. *Improvements* – All activities required to be undertaken to complete the design, permitting and construction, of improvements to Deficient Facilities or other improvements to be constructed hereunder. This shall include, but not be limited to, all surface improvements, roads, paving, sidewalks, gutters, lighting, Stormwater Management Facilities, and potable water, sanitary sewer, and electrical utilities, reclaimed water, and fiber optic infrastructure.

1.25. *Initial Intersection Improvements* – The Initial Improvements to be undertaken by Owner pursuant to paragraph 6.2.3 of this Agreement and described on the attached **Exhibit 1.25**.

1.26. *Intersection Improvements* – The Improvements identified as "Off-Site Intersection Improvements," on the attached **Exhibit 5.1.2**.

1.27. *Newly Reserved Trips* – Trips included in the Reserved Capacity other than the Previously Reserved Trips.

1.28. *Parcel* or *Parcels* – A portion of the Property for which Owner or a Subsequent Owner seeks to undertake activities that constitute the Commencement of Development under this Agreement.

1.29. *Parcel Titleholder* – One or more of the persons listed on the attached **Exhibit 1.29**, being the legal and equitable owners of each Parcel (other than the Owner under this Agreement).

1.30. *Party* or *Parties* – As applicable, either Owner or County.

1.31. *Previously Reserved Trips* – The following:

1.31.1. *1994 Vested Trips* – The Trips generated by developing 798 residential units pursuant to the Marion County Staff Vesting Committee Vesting Order No. 94-9 (the "1994 Vesting Order"), a copy being attached as **Exhibit 1.31.1**.

1.31.2. *2006 Reserved Trips* – The Trips generated by developing 325,000 square feet of commercial development and a 135-room hotel, as set forth in the Certificate of Concurrency ("2006 Certificate") issued by the Marion County Planning Department dated April 21, 2006, a copy being attached hereto as **Exhibit 1.31.2**, pursuant to which Owner made a payment (the "2006 Concurrency Reservation Payment") in the amount of $857,935.00 for the 2006 Reserved Trips (the "2006 Reserved Trips").

1.32. *Project* – Collectively, the development of the Property and all related infrastructure required to market and use the Property, or Parcels thereof, as a mixed-use development as contemplated under the terms of this Agreement and the Golden Ocala Approvals. The term "Project" shall include all design, permitting and construction of infrastructure Improvements described in this Agreement; acquisition of all required ROW (as defined below) for roads and utilities infrastructure; and procurance of all necessary approvals or permits from all applicable Governmental Authorities. This term shall also apply to all actions to be undertaken by Owner and County pursuant to the terms of this Agreement or any amendment or supplement thereto.

1.33. *Project Engineer* – The engineering firm or firms retained by Owner to design, permit or perform other obligations of Owner hereunder concerning Improvements to be performed

by Owner hereunder. As of the Effective Date, Owner has three project engineers: Kimley-Horn, Tillman & Associates, LLC, a Florida limited liability company, and Causseaux, Hewett & Walpole, Inc., a Florida corporation, d/b/a, CHW Professional Consultants.

1.34. *Property* – The real properties owned by Owner located in Marion County, Florida, and described on attached **Exhibit 1.34**, together with any additional real property hereafter added to the Project pursuant to future amendments to the Golden Ocala Approvals (which amendments may necessitate amending this Agreement).

1.35. *Proportionate Share Mitigation* – The payments to be made, or other activities to be performed, by Owner pursuant to paragraph 5.

1.36. *Reservation of Capacity* or *Reserved Capacity* or *Capacity Reservation* – The reservation of Trips to Owner as set forth in paragraph 7.

1.37. *ROW* – The right-of-way required for Improvements which are the subject of this Agreement, including all land required for Stormwater Management Facilities for the Improvements, also including any required easements, temporary easements, construction easements, temporary construction easements, crossing easements, or other contractual rights or licenses required to facilitate the construction, modification, repair and operation of the applicable Transportation Facilities.

1.38. *SR 40* – State Road 40.

1.39. *SR 40 Driveway* – One or more driveways to be constructed by Owner between the SR 40 Entrance, and the WEC and Hotel.

1.40. *SR 40 Driveway Improvements* – The Improvements to be undertaken by Owner pursuant to paragraph 6.2.5 of this Agreement concerning the construction of the SR 40 Driveway.

1.41. *SR 40 Entrance* – One or more entrances to be constructed by Owner that will provide an entrance to the Property from SR 40 and thereby permit access to connect SR 40 to the WEC and the Hotel.

1.42. *SR 40 Entrance Improvements* – The Improvements to be undertaken by Owner pursuant to paragraph 6.2.4 of this Agreement concerning the construction of the SR 40 Entrance.

1.43. *Stormwater Management Facilities* – The drainage retention facilities, ditches, swales, underground pipes, drainage structures, or other improvements which constitute the surface water and stormwater management system which provide stormwater management for all Transportation Facilities which will be constructed pursuant to the terms of this Agreement. The Stormwater Management Facilities shall comply with the design, construction and operational requirements of the Water Management District and (as applicable) County, and may be designated and constructed to operate as shared facilities.

1.44. *Subsequent Owners* – A successor in title to Owner or to the other current owners of the Property or any Parcel thereof.

1.45. *Total Reserved Trips* – The number of Trips reserved by Owner as set forth in paragraph 7.1.3.

1.46. *Traffic Study* – The Traffic Study prepared by Kimley-Horn regarding the Property (identified in the analysis as the "Golden Ocala PUD") dated August 2017, as supplemented by a response to comments letters from County dated October 4, 2017, assessing the impact on Transportation Facilities of the development of the Property. The Traffic Study was developed pursuant to a methodology approved by County and the Traffic Study has been reviewed, approved and accepted by County. The contents of the Traffic Study are, by this reference, incorporated into this Agreement.

1.47. *Transportation Facilities* – All public roads, streets or highways (collectively the "Roadway Segments"), and intersections ("Intersections") studied pursuant to the Traffic Study.

1.48. *Trip* or *Project Trip* – A vehicle trip generated by the development of a Parcel measured in terms of net new external PM peak hour vehicle trip generation.

1.49. *Water Management District* or *District* – The Southwest Florida Water Management District, an agency of the State of Florida, the Governmental Authority which has jurisdiction over the design, permitting and operation of surface water and stormwater management systems, and Stormwater Management Facilities, for the Property and for all Transportation Facilities to be constructed or improved under the terms of this Agreement.

1.50. *WEC* – The Equestrian Facility permitted on the Property pursuant to the Golden Ocala Approvals, as further set forth in paragraph 3.1. References to the WEC shall be deemed to refer to any one, some or all of the five buildings that comprise the WEC.

2. **Representations and Warranties.** As a material inducement to the other Parties to enter into this Agreement, each Party makes the following representations and warranties to the other Parties to this Agreement:

2.1. Owner's Representations and Warranties. Owner represents and warrants to County that:

2.1.1. Owner is a validly organized and existing limited liability company, in good standing under the laws of the State of Ohio, authorized to transact business in the State of Florida.

2.1.2. Owner, and entities under common ownership and control with Owner, are the legal and equitable owners of the Property.

2.1.3. Owner has the authority to enter into this Agreement on behalf of all legal and equitable owners of the Property.

2.1.4. Owner has taken all actions prerequisite necessary for the execution and delivery of this Agreement, and upon the execution and delivery of this Agreement by Owner the obligations of Owner hereunder shall be valid and binding obligations of Owner.

2.1.5. The entities or individuals executing this Agreement on behalf of Owner or its duly authorized representative for Owner, are authorized to execute this Agreement in their respective capacities as set forth below.

2.1.6. Upon the execution and delivery of this Agreement by Owner, the obligations of Owner shall be valid and binding obligations of Owner.

2.1.7. The execution and delivery of this Agreement is not in contravention with, or prohibited by, the terms and provisions of any agreement, covenant, court order, judgment, or the governing documents of Owner.

2.2. County Representations and Warranties. County represents and warrants to Owner that:

2.2.1. Pursuant to the Previously Reserved Trips, Owner has reserved Trips as set forth in paragraphs 1.31 and 7.1.1.

2.2.2. Owner is entitled to reserve the Newly Reserved Trips as set forth in paragraph 7.1.2.

2.2.3. Therefore, Owner has, pursuant to the 1994 Vesting Order, 2006 Certificate, and this Agreement, reserved Total Reserved Trips as set forth in paragraph 7.1.3.

2.2.4. The actions by County hereunder are consistent with the terms and provisions of the County's Comprehensive Plan, County Code and County LDR.

2.2.5. County has taken all necessary actions prerequisite to the execution and delivery of this Agreement, including but not limited to the necessary public hearings, providing proper notice of the public hearings, and the conducting of public hearings related thereto.

2.2.6. Upon the execution and delivery of this Agreement by County, the obligations of County shall be valid and binding obligations of County.

2.2.7. Execution and delivery of this Agreement is not in contravention with, or prohibited by, the terms and provisions of the County LDR of any agreement, covenant, court order or judgment to which County is a party.

3. **Development Uses Permitted.**

3.1. The development uses permitted on the Property pursuant to the Golden Ocala Approvals are as follows:

Residential	
Existing Golden Ocala PUD (Single, duplex and Multi-Family Residential)	924
Medium Residential	340
Low Residential (Equestrian Estates)	300
Residential Condominium/Townhouse	835
Total Housing Units	2,399
Non-Residential	
Commercial	525,000 square feet
Equestrian Facility (i.e., the WEC)	10,000 seats
Hotel	385 rooms
Recreational Vehicle	200 units/parking spaces

3.2. Equivalency Matrix.

3.2.1. As set forth in the provisions of the Golden Ocala Approvals that assigned the Property a PUD zoning classification, development uses within the Project may be adjusted (increased/decreased) subject to conformance with the Equivalency Matrix, a copy of which is attached hereto as **Exhibit 1.16**, and the following provisions:

a. The Equivalency Matrix allows for land use conversions to ensure there is no net increase in development impacts, without the requirement for a comprehensive plan amendment.

b. The land use tradeoff mechanism referred to above applies to the entire Property except that:

1). Within the portion of the Property that was the subject of FLUE amendment 2017-L02, Equestrian Estate is the only allowed use; and

2). Within the portion of the Property where Equestrian Estates are eligible for conversion, only single family residential is permitted. Density will not exceed the underlying land use of such portion.

c. Land use conversion is not permitted within the area designated as Equestrian Truck/Trailer Parking as shown on the approved PUD Master Plan.

3.2.2. In addition to the development uses within the Project that are expressly set forth in the Equivalency Matrix, other development uses permitted by the Golden Ocala Approvals, may be allowed pursuant to the Equivalency Matrix if there is a Trip Generation Rate for such other uses under the Trip Generation Manual published by the Institute of Transportation Engineers.

3.2.3. Any time Owner uses the Equivalency Matrix or other provisions of this paragraph 3.2, Owner shall notify County in writing, and, upon request of Owner and acknowledgment by County that the use complies with the requirements of this paragraph 3.2, County shall acknowledge and confirm the remaining development uses and densities/intensities available for the Project under the Equivalency Matrix.

4. **Traffic Facilities; Traffic Concurrency; Owner Contributions.**

4.1. Traffic Study. The Traffic Study has been: (a) prepared in accordance with a methodology agreed to by County, and (b) reviewed, approved and accepted by County. The Traffic Study evaluates long-term transportation needs within the agreed study area described therein. The Traffic Study projected impact on off-site public Transportation Facilities resulting from the development of the Project through full build-out of the Project, with a projected final build-out date of 2037.

4.2. Updated Traffic Studies.

4.2.1. Owner shall submit an updated traffic analysis (an "Updated Traffic Study") within six (6) months after written notice from County that County has determined, in its reasonable discretion, that such Updated Traffic Study is warranted. County shall not issue any such notice prior to eighteen (18) months after the Effective Date. If County does not issue such notice six (6) months prior to the date that Developer is obligated to pay the monetary portion of the Proportionate Share Mitigation under paragraph 5.1.5.c, Developer shall not be required to submit an Updated Traffic Study.

4.2.2. Further, Owner may submit Updated Traffic Studies at any time that Owner elects to do so and particularly in connection with the uses, or proposed changes in uses, of the WEC as set forth in paragraph 10 or to revise the Equivalency Matrix.

4.2.3. Each Updated Traffic Study shall be provided by Owner at its sole expense, and shall be developed pursuant to a methodology approved by County and Owner in their reasonable discretion.

5. **Proportionate Share Mitigation.**

5.1. Proportionate Share Mitigation.

5.1.1. The Traffic Study identified Roadway Segments and Intersections which are projected to constitute Deficient Facilities on the build-out of the Project in calendar year 2037. Under the provisions of Sections 163.3180, Florida Statutes and Section 1.8.7.B.(2) of the County CMS, an acceptable method for Owner to mitigate transportation impacts is to pay or perform Proportionate Share Mitigation pursuant this Agreement.

5.1.2. Attached hereto as **Exhibit 5.1.2** is a spreadsheet that County and Owner agree accurately calculates the Proportionate Share Mitigation due from Owner under this Agreement.

5.1.3. The Roadway Segments identified as "Off-Site Roadway Improvements," and the Intersection Improvements identified as "Off-Site Intersection Improvements," on the attached **Exhibit 5.1.2**, satisfy the requirements of Section 163.3180, Florida Statutes and Section 1.8.7.B.(2) of the County CMS for proportionate share mitigation and are the subject of Owner's obligation to pay or perform Proportionate Share Mitigation.

5.1.4. As set forth in the attached **Exhibit 5.1.2**, Owner's total Proportionate Share Mitigation is Five Million, Nine Hundred and Sixty Thousand, Six Hundred Thirty Dollars and 00/100 ($5,960,630.00).

5.1.5. Owner shall pay, or perform other obligations set forth below, to provide such Proportionate Share Mitigation to County:

a. Owner shall construct the Intersection Improvements pursuant to paragraph 6.2.3, for which Owner shall receive a credit against the

Proportionate Share Mitigation, which credit shall be calculated using the same formula for Impact Fee Credits as set forth in paragraph 11.2.2.a.

b. Owner shall convey ROW pursuant to paragraph 8, for which Owner shall receive a credit against the Proportionate Share Mitigation, which credit shall be calculated using the same formula for Impact Fee Credits as set forth in paragraph 11.2.2.b.

c. Owner shall pay the balance of the Proportionate Share Mitigation owed, after the credits set forth in paragraphs 5.1.5.a and 5.1.5.b, to County on or before January 1, 2023. Following the calculation of the credits under paragraphs 5.1.5.a and 5.1.5.b, County and Owner shall execute a separate instrument (which may be in the form of an amendment to this Agreement, or a separate instrument executed by the County Administrator and an authorized representative of Owner) acknowledging the amount of the remaining payment due from Owner pursuant to this paragraph 5.1.5.c.

5.2. Impact Fee Credits for Proportionate Share Mitigation. County acknowledges that, pursuant to the provisions of Section 163.3180(5)(2)(e), Florida Statutes, Owner is entitled to a credit for Proportionate Share Mitigation (regardless of whether paid in cash, by the performance of Improvements, or by the conveyance of ROW) on a dollar-for-dollar basis against impact fees, mobility fees or other transportation concurrency mitigation requirements paid or payable following the Effective Date with respect to the Project. Therefore, Owner is entitled to Impact Fee Credits pursuant to paragraph 11.

6. **Owner's Construction of Entrance Improvements and Initial Intersection Improvements.**

6.1. Generally. Owner shall construct, at Owner's sole expense, but subject to credits as set forth in paragraphs 5.1.5.a and 5.1.5.b of this Agreement:

6.2. Initial Improvements.

6.2.1. Owner shall construct the Entrance Improvements and Initial Intersection Improvements required by this paragraph 6.2 consistent with the following schedule:

a. Owner shall complete construction of the Initial Intersection Improvements by the later of: (a) December 31, 2019; or (b) within 12 months after the date (the "WEC Commencement Date") that Owner or related entities receive a certificate of occupancy (or similar County approval) for the WEC, or otherwise commence activities at the WEC to which members of the public are invited to attend.

b. Owner shall complete construction of the Entrance Improvement to the WEC on NW 80th Avenue and described in paragraph 6.2.2.a and 6.2.2.b prior to the WEC Commencement Date.

c. Owner shall complete construction of the SR 40 Entrance Improvements (referred to in paragraph 6.2.2.c) no later than six (6) months after the WEC Commencement Date. Notwithstanding the foregoing, if the SR 40 Entrance Improvements are not completed by the WEC Commencement

Date, the following provisions shall apply until the SR 40 Entrance Improvements are completed:

1). Notwithstanding that paragraph 10.1 may permit Owner to utilize the WEC for Concert Uses pursuant to special event permits from County (as set forth therein), Owner shall not do so.

2). Owner shall, in connection with each WEC event, provide traffic control officers at the WEC entrances on NW 80th Avenue and, if requested by County following prior events at the WEC because of congestion at one or more of the following intersections, at the intersection of SR 40 and NW 80th Avenue and/or the intersection of US 27 and NW 80th Avenue.

3). The deadline in this paragraph 6.2.1 shall be extended based upon *force majeure* or other grounds recognized as sufficient to excuse timely performance under Florida law, or as a result of FDOT's delay in approving the SR 40 Entrance Improvements pursuant to paragraph 6.4.1.a.

6.2.2. Owner shall construct the Entrance Improvements set forth in the attached **Exhibit 1.15** at the following locations, being the locations of the Entrance Improvements that are necessary for the use of the WEC and related facilities:

a. NW 80th Avenue[3] at NW 21st Street.

b. NW 80th Avenue at the entrance to the WEC guest parking lot.

c. SR 40 Entrance Improvements (pursuant to paragraph 6.2.4).

6.2.3. Owner shall construct the Initial Intersection Improvements set forth on the attached **Exhibit 1.25**.

6.2.4. The construction of the SR 40 Entrance Improvements shall:

a. Consist of all turn lanes and curb cuts required by any Governmental Authority in connection with the construction of same.

b. Be located approximately as depicted on the attached **Exhibit 6.2.4.b**. Notwithstanding that **Exhibit 6.2.4.b**, other Exhibits attached hereto, and other provisions of this Agreement contemplate or refer to the construction of two SR 40 Entrances, Owner is required by this Agreement to construct only one SR 40 Entrance.

6.2.5. Owner shall construct the SR 40 Driveway Improvements which shall comply with the following requirements:

a. The SR 40 Driveway Improvements shall consist of one or more Driveways, generally located as set forth in the attached **Exhibit 6.2.4.b**,

[3] The name of NW 80th Avenue changes to NW 70th Avenue as it approaches its intersection with US 27. All references in this Agreement to NW 80th Avenue shall also be deemed to refer to the portion named NW 70th Avenue.

each of which shall commence at an SR 40 Entrance and shall continue through the Property to provide access between SR 40, on the one hand, and the WEC and the Hotel on the other hand.

b. The portion of the SR 40 Driveway Improvements (the general location of which portion is set forth in the attached **Exhibit 6.2.5.b**) that commences at an SR 40 Entrance and continues through the portion of the Property upon which the WEC will be located, until such SR 40 Driveway connects to other driveways that will further connect the SR 40 Driveway to the proposed guest parking lot for the WEC, shall comply with one of the following requirements:

1). Consist of four lanes, with two lanes to be used by northbound traffic, and the other two lanes to be used by southbound traffic;

2). Consist of three lanes, with the middle lane constructed such that Owner may permit the use of the middle lane for northbound traffic to provide access to the WEC prior to the commencement of events at the WEC, and for southbound traffic to provide egress from the WEC at the conclusion of events at the WEC; or

3). Consist of a combination or modification of the requirements in paragraph 6.2.5.b.1) and 6.2.5.b.2) which shall provide equivalent access between SR 40, on the one hand, and the WEC and Hotel, on the other hand. An example of such a combination or modification is depicted on the attached **Exhibit 6.2.5.b.3)**.

c. The portion of the SR 40 Driveway Improvements that are immediately to the west of Lots 8, 9, 10 and 11 of the subdivision of the Hamlet at Sherman Oaks, according to the Plat thereof recorded in Plat Book 5, Page 189, Public Records of Marion County, Florida, shall be constructed, and thereafter maintained, consistent with the sketch attached hereto as **Exhibit 6.2.5.c**. The matters set forth on such sketch may be modified, without amending this Agreement by obtaining County Commission approval after public notice to the owners of the foregoing Lots (sent to their addresses shown the current records of the Marion County Property Appraiser).

6.3. Subsequent Entrance and Intersection Improvements.

6.3.1. Owner shall construct all other Entrance Improvements as and when set forth concerning them in the attached **Exhibit 1.15**, and additional Entrance Improvement as and when required by subsequent approvals or permits issued by County. In connection with the foregoing, Owner and County acknowledge that the list of Entrance Improvements on the attached **Exhibit 1.15** may not be the final Entrance Improvements required for the Project and nothing set forth herein shall preclude Owner from constructing additional Entrance Improvements as subsequently approved by County.

6.3.2. If Owner determines that Intersection Improvements, other than the Initial Intersection Improvements, are appropriate for operational or safety reasons, Owner may elect to construct such Intersection Improvements. If Owner does so:

a. Owner shall provide notice to County prior to the date County commences construction of such Intersection Improvements. If County determines that Owner's construction of such Intersection Improvements will not interfere with County's proposed construction thereof, County shall provide notice to Owner authorizing Owner to commence to construct such Intersection Improvements; and

b. Owner shall be eligible for a credit against the Proportionate Share Mitigation calculated pursuant to paragraph 5.1.5.a, and shall not be required to make a payment for such Intersection Improvement pursuant to paragraph 5.1.5.c.

6.4. Conditions.

6.4.1. Owner's obligation to construct the Entrance Improvements, SR 40 Driveway Improvements, and Initial Intersection Improvements is conditioned upon the following:

a. Concerning the SR 40 Entrance Improvements, SR 40 Driveway Improvements and Initial Intersection Improvements, Owner's obligation is conditioned upon approval of the construction of the Improvements by FDOT and/or any other Governmental Authorities with jurisdiction over such Improvements. Owner shall use good faith efforts to obtain such approval; and

b. Concerning the Initial Intersection Improvements, Owner's obligation is conditioned upon the determination by the Project Engineer that either of the following (the "ROW Condition") exists: (a) County owns all ROW necessary for the construction of the Initial Intersection Improvements; or (b) if the County does not own all such ROW, ROW may be obtained from portions of the Property (as a Conveyed ROW) or by County acquiring the necessary ROW (by purchase, donation or condemnation).

1). Owner shall cause Project Engineer to use good faith efforts to design the Initial Intersection Improvements to cause the occurrence of the ROW Condition, and shall convey necessary ROW to County as required to cause the occurrence of the ROW Condition (even if doing so increases the amount of Conveyed ROW Owner shall be required to convey to County, subject to the limitations set forth in paragraph 8.1 which shall continue to apply). County acknowledges that the failure of the ROW Condition as to one component of an Intersection Improvement may affect Owner's ability to construct other components of the Initial Intersection Improvements at the same intersection, and therefore shall constitute a failure of the ROW Condition as to such other components.

2). County shall use good faith efforts to acquire any necessary ROW from third parties in order for the ROW Condition to occur and shall, if necessary, condemn such ROW. In connection with the foregoing, County acknowledges and agrees that the acquisition of such ROW is for a valid public purpose. In the event that County is required to condemn such ROW, County and Owner shall amend this Agreement to extend the time for Owner to construct the components of the Initial Intersection Improvements for which the ROW is being condemned.

6.4.2. If any condition set forth in paragraph 6.4.1 does not occur:

a. Owner may extend the time period for it to complete the Improvements for which the condition does not occur by a reasonable time in order to accomplish such condition.

b. If Owner determines, in its reasonable discretion, that any such condition is unlikely to occur during such extension period, Owner's obligation to construct the Improvements for which the condition has not occurred shall be deemed terminated. Such termination shall concern only the Improvements as to which a condition has not occurred, and Owner shall remain obligated to construct all such other Improvements. Owner shall nonetheless be entitled to Impact Fee Credits for any costs incurred by Owner in designing and permitting the Improvements for which the condition has not occurred.

7. **Capacity Reservations.**

7.1. Reservation of Capacity.

7.1.1. Pursuant to the 1994 Vesting Order and the 2006 Certificate, Owner has previously reserved Trips for the benefit of the Property for a development program of 798 single-family dwelling units, 135-room hotel, and 325,000 square feet of retail. A total of 1,584 Trips were allocated for this development program based on the traffic study that the County approved in 2005.

7.1.2. In consideration for Owner's obligations under this Agreement, there is reserved in favor of Owner and for the benefit of the Property, Newly Reserved Trips for the development program specified in paragraph 3.1 exclusive of the vested development specified in paragraph 7.1.1. A total of 1,741 Newly Reserved Trips were allocated for the non-vested development program based on the Traffic Study as defined in paragraph 1.46.

7.1.3. Therefore, there is reserved in favor of Owner, for the benefit of the Property, Total Reserved Trips of: 3,325 Trips.

7.2. Concurrency Determination. Simultaneous with the execution of this Agreement, County will issue to Owner, for the benefit of Owner, a concurrency determination in accordance with the procedures of County's CMS. The issuance of such concurrency determination shall not preclude County from pursuing remedies under other provisions of this Agreement (including paragraph 19.4.4) upon a default by Owner hereunder.

7.3. Capacity Reservation Fees.

7.3.1. Pursuant to Section 1.8.6.E of the County CMS, capacity reservation fees ("Capacity Reservation Fees") are calculated pursuant to the County Impact Fee Ordinance and the payment for which is divided into two stages as follows:

a. 50% at Concurrency Approval.

b. 50% at the issuance of a Certificate of Occupancy for any building, or its equivalent.

7.3.2. Owner and County have estimated that the cost of the Initial Intersection Improvements, and the value of Conveyed ROW to be contributed by the Owner in connection therewith, is approximately $2,047,700.00. This is excess of the Capacity Reservation Fee set forth in paragraph 7.3.1.a above, which is estimated to be approximately $1,813,451.00. Therefore, County agrees that Owner shall not be required to pay the Concurrency Reservation Fees set forth in paragraph 7.3.1.a. Nothing set forth herein shall relieve Owner from paying the amount owed under paragraph 7.3.1.b (subject to available Impact Fee Credits under this Agreement).

7.4. Term of Reservation. The reservation of capacity granted to Owner by County as set forth above for the benefit of the Property or any portion thereof shall have a term commencing on the Effective Date of this Agreement and ending on the expiration of the term of this Agreement under paragraph 19.16.

8. **Conveyed ROW.**

8.1. ROW for Entrance Improvements and Intersection Improvements. Subject to the other provisions of this paragraph 8, as and when ROW owned by Owner is necessary to construct any Entrance Improvements or Intersection Improvements, Owner shall convey such ROW (the "Conveyed ROW") free and clear of all liens and restrictions that would preclude its use as ROW.

8.2. 80th Avenue Project.

8.2.1. As set forth in this Agreement, it may become necessary for portions of NW 80th Avenue to be four-laned (the "80th Avenue Project"), which 80th Avenue Project may include portions of NW 80th Avenue contiguous to the Property.

8.2.2. Owner's proportionate share obligation for the 80th Avenue Project is included in the Proportionate Share Mitigation under this Agreement.

8.2.3. County shall coordinate the design of the 80th Avenue Project with the Owner, as a stakeholder, and shall, in good faith, give reasonable and appropriate consideration of any comments or concerns made by the Owner. Without limiting the foregoing, County shall, prior to this submission of any of the following plans or specifications to the appropriate Governmental Authority for permitting, deliver to a representative of Owner (designated by Owner pursuant to the notice provisions of paragraph 19.1) copies of the 30% completion, 60% completion, 90% completion and final completion plans.

8.2.4. As and when County has provided written notice to Owner that County has completed the design for the 80th Avenue Project, and obtained all required federal, state and local permits for the construction of the 80th Avenue Project, Owner shall convey to County ROW that Owner owns for the minimum necessary right-of-way to meet County standards as specified in the Land Development Regulations, subject to the following.

a. Owner shall convey ROW up to 44.5 feet in width from that portion of the Property commencing at US 27 and continuing to the current location of the County Fire Station.

b. Owner shall convey land (which, although it shall be used to expand the County Fire Station, shall be considered to be ROW under this Agreement), of up to 60 feet in width from that portion of the Property behind (i.e., west of) the current location of the County Fire Station.

c. Owner shall convey ROW up to 40 feet in width from that portion of the Property commencing at the County Fire Station and continuing until the southern boundary of Marion County Tax Parcel 21617-001-00.

d. Owner shall not be required to convey any ROW on any Parcel on the West Side of NW 80th Avenue between a point that commences at the Marion County Tax Parcel 21617-001-00 and ends at the initial location referred to in paragraph 8.2.4.f.

e. Owner shall convey ROW of up to 65 feet in width from property owned by Owner on the East Side of NW 80th Avenue in the area referred to in paragraph 8.2.4.d, with Marion County Tax Parcel ID # 13668-007-00. If Owner determines that, as a result of such conveyance, Owner is left with an unusable remainder of such property, Owner may convey the remainder to County as additional ROW.

f. Owner shall convey ROW of 60 feet in width from any property owned by Owner contiguous to the western boundary of NW 80th Avenue between the southern boundary of Marion County Tax Parcel 12674-001-02 and the southern boundary of Marion County Tax Parcel No.: 21087-001-01. In recognition of the impact that such conveyance will have on Owner's planned stormwater drainage facilities within the same drainage basin(s) as the WEC, County agrees to a reduction of the stormwater recovery criteria for such facilities so as to reduce the area of such drainage facilities, subject to the requirement that any reduction will not result in flooding of the adjacent roadway or of other properties not within the Property; Owner acknowledges that such facilities will nonetheless have to comply with all requirements of the Southwest Florida Water Management District, and assumes all risk associated with the reduction in size of such facilities.

g. Owner shall not be required to convey any real property owned by Owner on the West side of NW 80th Avenue to County for drainage retention areas or swales.

h. Notwithstanding anything set forth above, Owner shall not be required to convey any ROW if such conveyance would: (a) interfere with, or necessitate the removal of, any improvements constructed by Owner through the Effective Date of this Agreement; or (b) interfere with the operation of any water retention areas constructed by Owner through the Effective Date of this Agreement, unless, as part of the 80th Avenue Project, County will be reconstructing such water retention areas, or replacing the retention capacity, of such water retention areas such that Owner retains the ability to treat and retain stormwater in the same quantities and quality as before County's activities.

8.2.5. Owner shall be entitled to Impact Fee Credits for Conveyed ROW as set forth in paragraph 11.2.2.b.

9. **County Construction of Other Transportation Facilities**.

9.1. Owner's sole obligation concerning Transportation Facilities (including Deficient Facilities) in connection with the Project shall be to construct Entrance Improvements and Initial Intersection Improvements, and pay or perform Proportionate Share Mitigation, all as required hereunder.

9.2. County shall be obligated, at its sole expense (except to the extent to which it may use Owner's Proportionate Share Mitigation) to construct or improve additional Transportation Facilities (including, without limitation, the 80th Avenue Project) as necessary to meet applicable level of service standards.

10. **Concert Uses**.

10.1. Prohibition on Concert Uses.

10.1.1. Notwithstanding the provisions of the Golden Ocala Approvals, Owner agrees that it will not utilize the WEC for any Concert Uses except pursuant to the provisions of this paragraph 10.

10.1.2. Owner shall, prior to using the WEC for the Concert Uses, obtain a special event permit from County pursuant to the provisions of Sections 10–30 through 10–36 of the County Code (the provisions of which preclude more than four (4) special events in any calendar year, not to exceed one per calendar quarter). Owner shall, in connection with each special event permit, submit a proposed traffic management plan, subject to approval by County, to be used by Owner in connection with the Concert Use which shall include one or more traffic control officers to direct traffic flow. Owner may not apply for a special event permit for any Concert Uses until it has completed construction of the SR 40 Improvements and SR 40 Driveway Improvements (unless the condition for Owner's obligation to construct such Improvements set forth in paragraph 6.3 does not occur).

10.2. Termination. The restrictions on Concert Uses set forth in this paragraph 10 shall terminate if this Agreement is amended to permit the utilization of the WEC for Concert Uses.

11. **Impact Fee Credits.**

11.1. Generally.

11.1.1. Owner is entitled to credits ("Impact Fee Credits") against the Impact Fee imposed by Section 10-322 of the County Impact Fee Ordinance pursuant to this Agreement and the following provisions of this paragraph 11.

11.1.2. This Agreement constitutes a "written impact fee credit agreement" pursuant to Section 10-323 of the County Impact Fee Ordinance.

11.2. Amount of Impact Fee Credits.

11.2.1. Owner shall be entitled to Impact Fee Credits for all Proportionate Share Mitigation upon receipt of payment by County or performance by Owner of its other Proportionate Share Mitigation requirements.

11.2.2. Owner shall be entitled to Impact Fee Credits for the Conveyed ROW and Intersection Improvements calculated as follows:

a. For the cost of the Intersection Improvements, pursuant to Section 10-323(d)(2) of the County Impact Fee Ordinance.

b. For any Conveyed ROW (other than Conveyed ROW necessary for the Entrance Improvements), pursuant to Section 10-323(d)(1) of the County Impact Fee Ordinance. For purposes of such Section, Owner and County agree that, notwithstanding the value of the Conveyed ROW as determined by an appraisal under Section 10-323(d)(1), Owner shall be entitled to Impact Fee Credits calculated at market value at the time of conveyance for any Conveyed ROW. Owner and County will each have the right to obtain its own fee appraisal in order to determine the value of the Impact Fee Credits claimed. If the parties cannot agree on such value based on the appraisals, the appraisers for the parties shall select a third appraiser who shall resolve the valuation of the Impact Fee Credits, and such resolution shall be binding on the parties. All appraisers shall hold MAI designations. Each party shall pay for its own appraiser and shall split the cost of the third appraiser (if needed).

11.2.3. In addition, Owner is entitled to an Impact Fee Credit in the amount of $857,935.00 representing the 2006 Concurrency Reservation Payment as defined in paragraph 1.31.2.

11.3. Duration of Impact Fee Credits. Owner shall be entitled to the Impact Fee Credits arising under this Agreement, or that Owner has prior to the Effective Date of this Agreement, all of which Credits shall expire twenty (20) years from the effective date of this Agreement. For purposes of this paragraph, the Impact Fee Credits shall be considered used on a first in, first out, basis.

11.4. Additional Requirements. In compliance with Section 10-323(f) of the County Impact Fee Ordinance, the following provisions shall apply:

11.4.1. All Improvements or Conveyed ROW under this Agreement shall be construed and characterized as work done and property rights acquired by the County for the improvement of a road within the boundaries of a ROW, and County has the exclusive control of such construction or contributions (except to the extent they are to be performed by Owner hereunder) including whether or not they are subsequently transferred to another governmental entity.

11.4.2. Owner shall keep or provide for the retention of adequate records and supporting documentation which concern or reflect total cost of the Initial Intersection Improvements. Such information shall be available to County, or its duly authorized agent or representative for audit, inspection or copying for a minimum of 5 years from the termination or expiration of this Agreement.

11.4.3. Each Impact Fee Credit shall run with the land for which the Impact Fee is being assessed and shall be reduced by the entire amount of the Impact Fee due for each building permit or site plan approval issued thereon until the Project is either completed or all Impact Fee Credits are exhausted or no longer available.

11.4.4. The burdens of this Agreement shall be binding upon, and the benefits of the Agreement shall inure to, all successors in interest to Parties, including, without limitation, Subsequent Owners.

11.4.5. County shall conduct an annual review under this Agreement to determine whether or not there has been demonstrated good faith compliance with the terms of this Agreement, and shall, upon request of Owner, provide to Owner the amount of Impact Fee Credits applied toward payment of Impact Fees, and the balance of available and unused Impact Fee Credits.

11.4.6. County and Owner shall negotiate in good faith to modify or revoke this Agreement as is necessary to comply with relevant state or federal laws, if state or federal laws are enacted after execution of the Agreement which are applicable to and preclude the Parties' compliance with the terms of this Agreement.

11.4.7. This Agreement may be amended or cancelled by mutual consent of the parties or by their successors in interest. For purposes of the foregoing any owner of a Parcel which has been developed as contemplated by this Agreement and for which all Impact Fees have been paid (either monetarily or by Impact Fee Credit) shall not be required to join in any subsequent amendment.

11.4.8. Owner shall cause this Agreement to be recorded in the Public Records of Marion County, Florida, within 14 days of the Effective Date thereof.

11.4.9. This Agreement establishes the time frame when the Impact Fee Credits become available.

11.4.10. Except where this Agreement contains a different deadline, all Conveyed ROW shall be dedicated or conveyed to County no later than the time at which the Impact Fees are required to be paid under the County Impact Fee Ordinance. The portion of the Impact Fee represented by an Impact Fee Credit for construction of an Intersection Improvement shall be deemed paid when the Improvement is completed and accepted by the County for maintenance.

11.4.11. The Impact Fee Credits granted under this Agreement are for construction or contributions made to the major road network system to accommodate growth within the respected road construction district under the County Impact Fee Ordinance where the impact generating land development activity is located.

11.4.12. The Impact Fee Credits shall run with Owner and may be assigned to other developments, regardless of ownership, within the same road construction district under the County Impact Fee Ordinance.

12. **Development Permits Required.**

12.1. Local Development Permits. The local development permits approved or needed to be approved for the development of the Project in accordance with the provisions of this Agreement, and the status of each such permit or approval, are as follows:

PERMITS/APPROVALS[4]	STATUS
Golden Ocala Approvals	February 20, 2018
Revise existing PUD (including concerning specifics of SR 40 Driveway	Pending
Issuance of Certificate of Concurrency regarding traffic concurrency, by County	Pending[5]
Water Management District Environmental Resource Permit (Stormwater) ("WEC")	Issued
Water Management District Environmental Resource Permit (Stormwater) (to be obtained as phases of Project are developed)	TBAF[6]
County right-of-way connection permits (SW 80th Avenue)	TBAF
County right-of-way connection permits (NW 100th Avenue)	TBAF
County right-of-way connection permits (NW 95th Avenue Road)	TBAF
FDOT right-of-way connection permits (SR 40)	TBAF
FDOT right-of-way connection permits (US27)	TBAF
FDEP Permit – extension of County potable water system (WEC)	Issued
FDEP Permit – extension of County gravity wastewater system (WEC)	Issued
FDEP Permit – extension of County pumped sanitary sewer system (WEC)	Pending
FDEP Permit – extension of County potable water system (to be obtained as phases of Project are developed)	TBAF
FDEP Permit – extension of county gravity wastewater system (to be obtained as phases of Project are developed)	TBAF
FDEP Permit – extension of county pumped wastewater system (to be obtained as phases of Project are developed)	TBAF
Master County approval – amended PUD Master Plan (to be obtained as phases of Project are developed (if required by County Code))	TBAF

[4] Some of the Permits or Approvals identified herein would be issued multiple times as Parcels of the Property are developed.
[5] To be issued upon approval of this Agreement.
[6] "TBAF" stands for "To be applied for."

County – Site Plan approval (WEC)	Issued
County – Site Plan approval (future commercial outparcel sites requiring Site Plan approval under County LDR)	TBAF
County – Subdivision Plan Approval (to be obtained as part of plat process for subdivisions to be developed)	TBAF
County Plat approval – Plat(s) of Property or Parcels thereof[7]	TBAF

12.2. Additional Permits. The failure of this Agreement to address any particular permit, condition, term, or restriction on development shall not relieve the Owner or County of the necessity of complying with any law governing said permitting requirement, conditions, terms and restrictions with respect to the contemplated development of the Project, as applicable.

12.3. Additional Conditions. County reserves the right to impose additional conditions, terms, restrictions or other requirements determined to be necessary for the public health, safety, and welfare of their citizens with respect to the development contemplated by the Owner and described in this Agreement, provided that such conditions, terms or restrictions shall not be in contravention with the terms of this Agreement.

13. **Public Facilities**. The public facilities ("Public Facilities") that will service the Project, the person or entity who shall provide such Public Facilities, and the date of any new Public Facilities which must be constructed, are as follows:

13.1. Transportation Facilities. The Transportation Facilities that will serve the Project are as set forth in the Traffic Study. Owner shall pay Proportionate Share Mitigation pursuant to paragraph 5, construct Entrance Improvements and Initial Intersection Improvements pursuant to paragraph 6, and convey ROW pursuant to paragraph 8. County shall construct all other Transportation Facilities as set forth in paragraph 9.2.

13.2. Potable Water. Potable water services for the portions of the Project for which central water services are required are available from the County. County presently has sufficient permitted and constructed capacity, unreserved, for the development of part of the Project and will construct additional facilities for the remainder of the Project.

13.3. Wastewater. Wastewater services are available from the County. County presently has sufficient permitted and constructed capacity, unreserved, for the development of part of the Project and will construct additional facilities for the remainder of the Project.

13.4. Solid Waste Collection. Solid waste collection for the Property will be provided pursuant to the County Code by the County. County currently has sufficient capacity, unreserved, to provide solid waste collection services for the Project.

13.5. Educational Facilities. Public education services for the Property are currently provided by the following schools, operated by the Marion County Board of Public Education:

13.5.1. Elementary School – Fessenden Elementary and College Park Elementary Schools

13.5.2. Middle School – Howard Middle School

[7] It is anticipated that there will be multiple plats of Parcels of the Property.

13.5.3. High School – Westport High School

13.6. Recreational Facilities. The Property is served by recreational facilities owned by both County and City, including Benjamin Louis VanDuuren Park (County) located within 7.7 miles[8] of the Property and Coehadjoe Park (County) located approximately 12.8 miles from the Property.

13.7. Health Systems and Facilities. Both Ocala Regional Medical Center ("ORMC") and Munroe Regional Medical Center ("MRMC") operate general community hospitals which serve the Property. The closest ORMC facility is approximately 9 miles from the Property, and the closest MRMC facility is approximately 8.9 miles from the Property.

14. **Use of ERCs; County as Exclusive Provider.**

14.1. County, Owner and ERC Party agree that, pursuant to the County Water/Wastewater Agreement, ERC Party is vested for 988.08 ERCs of potable water capacity, and 991.75 ERCs of wastewater capacity, without the necessity of paying any additional capital charges (or similar fees) under the County Code for water or wastewater capacity in connection with the development of the real property that is the subject of the County Water/Wastewater Agreement.

14.2. By virtue of the Golden Ocala Approvals, the Project includes the development of the real property that was the subject of the County Water/Wastewater Agreement.

14.3. County, ERC Party and Owner agree that Owner and ERC Party are entitled to utilize the ERCs for potable water and wastewater for which ERC Party is entitled under the County Water/Wastewater Agreement, in connection with the development of the Project on any portion of the Property.

14.4. ERC Party joins in this Agreement solely for the purposes set forth in this paragraph 14 and not otherwise. Therefore, and without limiting the foregoing, ERC Party is not liable hereunder for any matters other than as set forth in this paragraph 14.

14.5. Owner agrees that Marion County shall be the exclusive provider of central water and wastewater utilities to the Property.

15. **Additional Provisions.**

15.1. Adopted Pursuant to Florida Local Government Development Agreement Act. This Agreement has been adopted pursuant to the "Florida Local Government Development Agreement Act" (codified at Sections 163.3220 through 163.3243, Florida Statutes (2017)).

15.2. Performance On Behalf Of Owner. County agrees that any obligation of Owner to construct any Improvements hereunder may be performed by or on behalf of Owner by third parties under contract with Owner, and such improvement shall be deemed performed by Owner hereunder.

[8] All distances in this paragraph 13 are measured using Google Maps from the intersection of US 27 and NW 80th Avenue.

15.3. Grants.

15.3.1. Nothing set forth in this Agreement shall preclude Owner from seeking grants ("Grants") from governmental agencies (other than County) to assist Owner in constructing any Improvements,

15.3.2. County agrees, upon request of Owner, to submit such applications for Grants in connection with the construction of any Improvements. In the event that any such applications require "matching" funds to be provided, County shall not be obligated to apply for such Grants unless Owner has agreed to provide the matching funds, or such matching funds are to be paid from Proportionate Share Mitigation payments to be made by Owner hereunder.

15.3.3. Owner and County shall cooperate in good faith to amend this Agreement in the event any Grants are awarded by, without limitation, requiring County to construct the Improvements (if the Grant requires such construction), modifying the provisions of this Agreement concerning credits to be provided to Owner, and as otherwise necessary to accommodate the provision of the Grants.

16. **Other Agreements.**

16.1. In connection with the issuance of the Golden Ocala Approvals, County agreed to terminate the: (a) Developer's Agreement related to Comprehensive Plan Amendment 2002-L21, Official Records, Book 3823, Page 411; and (b) First Amendment to Developer's Agreement related to Comprehensive Plan Amendment 2002-L21, Official Records, Book 4451, Page 1164. By executing this Agreement, Owner and County agree that such Agreements have been terminated.

16.2. Owner shall request the Florida Department of Economic Opportunity ("DEO") to enter into an agreement with Owner terminating the "Golden Ocala §380.032(3) Agreement" recorded in Official Records Book 2556, Page 23, and shall diligently pursue such efforts, and shall provide County with a copy of such termination agreement promptly after it is executed by Owner and DEO.

17. **Convention Center.**

17.1. County and Owner have discussed the possibility of negotiating a public private partnership agreement (the "Convention Center Contract") concerning the location of a convention center on a Parcel.

17.2. This Agreement does not concern Transportation Facilities that may be impacted by the convention center.

17.3. Such Convention Center Contract may concern Transportation Facilities that are the subject of this Agreement and therefore it may be necessary to amend this Agreement if the Convention Center Contract is entered into.

17.4. This paragraph 17 shall obligate County or Owner to enter into a Convention Center Contract. Rather, the sole purpose of this paragraph 17 is to acknowledge that this Agreement is unrelated to the Convention Center Contract, and that it may be necessary to amend this Agreement if the Convention Center Contract is entered into.

18. **Joinder by Parcel Titleholders.**

18.1. As set forth in paragraph 2.1.3, Owner has represented and warranted that it is authorized to enter into this Agreement on behalf of all legal and equitable owners of the Property. Section 163.3227(1)a), Florida Statutes, also requires, however, that development agreements such as this Agreement contain the "names of [all] legal and equitable owners" of the land subject to such an agreement; although this may not technically require that such owners be parties to such development agreements, they shall do so to avoid any dispute concerning this issue as follows.

18.2. Simultaneously with the execution of this Agreement by the parties hereto, Owner shall record, in the Public Records of Marion County, Florida, an instrument executed by the Parcel Titleholders joining in this Agreement in their capacity as the legal and equitable owners of each Parcel, and agreeing to be bound by this Agreement as to the Parcel owned by each such Parcel Titleholder. The form of such instrument shall be approved by the County Attorney, in its reasonable discretion, prior to recording.

19. **General Provisions.**

19.1. Notices.

19.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under this Agreement shall be in writing (including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this paragraph:

a. If to County: County Administrator, 601 SE 25th Avenue, Ocala, FL 34471;

1). With a copy to: County Planning Director, 2710 E. Silver Springs Boulevard, Ocala, FL 34470;

2). With a copy to: County Attorney, 601 SE 25th Avenue, Ocala, FL 34471.

b. If to Owner: Attn: Corporate Legal Department, 600 Gillam Road, Wilmington, Ohio 45177;

1). With a copy to: Don DeLuca, 7290 College Parkway, Suite 400, Fort Myers, FL 33907; email: ddeluca@rlcarriers.com.

2). With a copy to: W. James Gooding III, 1531 SE 36th Avenue, Ocala, FL 34471; email: jgooding@ocalalaw.com.

19.1.2. Each such Communication shall be deemed delivered:

a. On the date of delivery if by personal delivery with signed receipt thereof;

b. On the date of email transmission if by email (subject to paragraph 19.1.5); and

c. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.

d. Notwithstanding the foregoing, service by personal delivery delivered, or by email sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday or legal holiday.

19.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with the preceding subparagraph.

19.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.

19.1.5. Concerning Communications sent by email:

a. The Communication shall not be deemed to have been delivered if the sender receives a message from the sender's or the recipient's internet service provider or otherwise that the email was not delivered or received;

b. If the sender receives an automatic reply message indicating that the recipient is not present to receive the email (commonly referred to as an "out of the office message"), the email shall not be deemed delivered until the recipient returns;

c. Any email that the recipient replies to, or forwards to any person, shall be deemed delivered to the recipient.

d. The sender must print the email to establish that is was sent (though it need not do so at the time the email was sent); and

e. The sender shall maintain the digital copy of the email in its email system for a period of no less than one year after it was sent.

19.2. Negation of Partnership. None of the terms or provisions of this Agreement shall be deemed to create a partnership by or among Owner, County in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprises. Each Party shall be considered a separate Party, no Party shall have the right to act as an agent for another Party unless expressly authorized to do so in this Agreement.

19.3. Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public, or for any public use or purpose whatsoever. Any portion of the Property which may under the terms of this Agreement later may be designated for public use or purposes shall be conveyed by Owner to County, as applicable. Except as herein specifically provided no right, privileges or

immunities of any Party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Agreement.

19.4. Default Provisions.

19.4.1. The terms of this Agreement shall not entitle any Party to cancel, rescind, or otherwise terminate this Agreement. However, such limitations shall not affect in any manner any other rights or remedies which a Party may have hereunder or under applicable law by reason of any such breach.

19.4.2. All easements, rights and covenants contained herein shall be enforceable by suit for specific performance and mandatory injunctive relief, in addition to any other remedy provided by law or equity.

19.4.3. No Party shall be entitled to pursue any action for specific performance, injunctive relief, or any other available remedy (including, without limitation, an action under Section 163.3243, Florida Statutes) arising out of a default under this Agreement until the non-defaulting Party has provided to the Party alleged to be in default a written Default Notice (with, if applicable, a copy to any other Party to this Agreement) specifying the specific nature of the default, and the alleged defaulting Party has failed to cure the default within thirty (30) days of the effective date of the Default Notice. In the event the cure of a default reasonably requires greater than the thirty (30) day time period specified, the grace period granted herein shall, if the defaulting Party has initiated cure of the default within the thirty (30) day time period and is continuing to pursue completion of the cure with due diligence, extend the reasonable time period required for the cure of the default.

19.4.4. In the event of a material default (as defined under Florida law) by Owner with respect to their obligations to County under this Agreement, and failure of Owner to cure the default within the grace period set forth above, in addition to any other remedies available to County under the terms of this Agreement, County shall be entitled to withhold issuance of additional development permits or authorizations until the default has been cured.

a. If Owner has, prior to the occurrence of the default, conveyed some or all of the Property to unrelated third parties (such parcel or parcels then becoming a "Third-Party Parcel"), the default of Owner is not with respect to, or does not impact Owner's obligations regarding, a Third-Party Parcel, and, prior to the conveyance, Owner obtained an Estoppel Statement from County under paragraph 19.5 acknowledging that there are no defaults by Owner under this Agreement, the right of County to withhold permits upon a default by Owner shall not extend to County permits pending or to be issued with respect to a successor owner of the Third-Party Parcel.

b. The Parties agree that failure of Owner to timely pay any Proportionate Share Mitigation owed under the provisions of this Agreement does not constitute a default with respect to, or impacting Owner's obligations regarding, a Third-Party Parcel, if, prior to the date that Owner conveyed the Third-Party Parcel, Owner obtained an Estoppel Statement pursuant to paragraph 19.5 acknowledging that Owner is not in default under its

obligation to pay any Proportionate Share Mitigation. Therefore, County may not withhold permits for such Third-Party Parcel based on such non-payment.

19.5. Estoppel Statements.

19.5.1. Each Party agrees that upon written request from time to time of any other Party it will timely issue to a current or prospective lender to such Party, or to a current or prospective purchaser or successor party to such other Party, or to another governmental entity requesting or requiring the same, an estoppel statement ("Estoppel Statement") stating:

a. Whether the Party to whom the request has been directed knows of any default by any Party under this Agreement, and if there are known defaults, specifying the nature thereof.

b. Whether this Agreement has been assigned, modified or amended in any way by such Party (and if it has, stating the nature thereof).

c. That to the best of the requested Party's knowledge this Agreement, as of the Estoppel Statement date, is in full force and effect.

d. That (if known by the requested Party, if not known by the requested Party that Party shall reply only with respect to any monies owed to it) to the best of the requested Party's knowledge there are not any monies currently owed by any Party to another Party under the terms of this Agreement, or if there are monies owed, the amount and details of all monies owed.

e. That, as to the Project or as to a specific parcel therein (as applicable, based upon the request) there are no moratoriums or suspensions of the right to procure Development Orders, Building Permits, or Certificate of Occupancy or other development approvals in effect as of the date of the Estoppel Statement.

19.5.2. Such Estoppel Statement shall act as a waiver of any claim by the Party furnishing it to the extent such claim is based on facts contrary to those asserted against a bona fide mortgagee or purchaser for value without knowledge of facts to the contrary of those contained in the Estoppel Certificate who has acted in reasonable reliance upon the statement; however, such statement shall in no event subject the Party furnishing it to any liability whatsoever, notwithstanding the negligent or other inadvertent failure of such Party to disclose correct and/or relevant information.

19.5.3. The Estoppel Statement shall be provided at no charge to the requesting party except that County may charge a reasonable fee (currently established at $300.00) if Owner or a Subsequent Owner requests an Estoppel Statement.

19.6. Litigation. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorneys' fees, and including reimbursement for such reasonable

attorneys' fees and costs incurred with respect to any bankruptcy, appellate or post-judgment proceeding related thereto.

19.7. Binding Effect. The parties to this Agreement represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.

19.8. Headings. The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.

19.9. Severability. Except as otherwise set forth herein, in the event any provision or section of this Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

19.10. Survival of Representations and Warranties. All representations and warranties contained herein are made in writing by the Parties in connection herewith shall survive the execution and delivery of this Agreement.

19.11. Successors and Assigns.

19.11.1. All covenants and agreements in this Agreement made by or on behalf of any parties hereto shall bind and inure to the benefit of the respective successors and assigns of the parties hereto, whether so expressed or not.

19.11.2. Upon a sale or other transfer of a Parcel or a portion thereof, the terms and provisions of this Agreement, as applicable, shall remain in full force and effect as to the Parcel or a portion of the Parcel.

19.12. Applicable Law. This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Marion County, Florida.

19.13. Counterparts. This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

19.14. Amendment of Agreement. This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

19.15. Gender. As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

19.16. Term. The term of this Agreement shall be for a period of thirty (30) years, commencing on the Effective Date.

19.17. Additional Definitions and Rules of Construction. The definitions in paragraph 1, and elsewhere in this Agreement, shall apply equally to both the singular and plural forms of the terms defined. Whenever the context may require, and pronoun used herein shall include the corresponding masculine, feminine and neuter forms. The term "person" includes individuals, partnerships, corporations, limited liability companies, trusts, and other entities and associations. The words "include," "includes," and "including" shall be deemed to be followed by the phrase "without limitation." The words "herein," "hereof," "hereunder," and similar terms shall refer to this Agreement, unless the context otherwise requires.

19.18. Exhibits.

19.18.1. The Exhibits attached to this Agreement are as follows:

a. Exhibit 1.15 – Entrance Improvements.

b. Exhibit 1.16 – Equivalency Matrix.

c. Exhibit 1.25 – Initial Intersection Improvements.

d. Exhibit 1.29 – Parcel Titleholders.

e. Exhibit 1.31.1 – 1994 Vesting Order.

f. Exhibit 1.31.2 – 2006 Certificate.

g. Exhibit 1.34 – Property.

h. Exhibit 5.1.2 – Proportionate Share Analysis.

i. Exhibit 6.2.4.b – Locations of WEC, Hotel, SR 40 Entrances and SR 40 Driveway.

j. Exhibit 6.2.5.b – Length of SR 40 Driveway Subject to Laning Requirement.

k. Exhibit 6.2.5.b.3) – SR 40 Driveway Alternative.

l. Exhibit 6.2.5.c – Sherman Oaks SR 40 Driveway Improvements.

19.19. Effective Date. This Agreement shall become effective upon the recording of the fully executed Agreement in the Public Records of Marion County, Florida, as set forth in Section 163.3239, Florida Statutes.

19.20. Entire Understanding. This Agreement represents the entire understanding and Agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations (if any) made by and between the parties. The provisions of this Agreement may not be amended, supplemented, waived, or changed orally but only by a writing making specific reference to this Agreement signed by the party as to whom enforcement of any such amendment, supplement, waiver or modification is sought.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the Effective Date.

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SIGNATURES START ON NEXT PAGE

BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA

By: _____
Kathy Bryant, Chair
BCC Approved: 6/6/18

ATTEST:

_____
David R. Ellspermann, Clerk

Approved as to form and legality:

_____
Matthew Guy Minter, County Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this ____ day of June, 2018, by Kathy Bryant, as Chair of the Board of County Commissioners of Marion County, Florida, a political subdivision of the State of Florida, on behalf of the County.

_____
Notary Public, State of Florida
Name: Cindy D. Bonvissuto
(Please print or type)

Commission Number:
Commission Expires:

CINDY D. BONVISSUTO
Commission # FF 956779
Expires February 17, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Notary: Check one of the following:

✓ Personally known OR

____ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

Equestrian Operations, L.L.C., an Ohio limited liability company

By: _____
Ralph L. Roberts Sr.
as CEO

_____
Witness

Thomas P.C. McCarthy
Print Witness Name

_____
Witness

Dee Beck
Print Witness Name

STATE OF FL
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 5th day of June, 2018, by Ralph L. Roberts, Sr., as CEO of Equestrian Operations, L.L.C., an Ohio limited liability company, on behalf of the company.

KINDEL M CARPENTER
MY COMMISSION #FF157179
EXPIRES September 4, 2018
(407) 398-0153 FloridaNotaryService.com

_____
Notary Public, State of Florida
Name: Kindel Carpenter
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:

✓ Personally known OR

___ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

Witness

Thomas P. McCarthy
Print Witness Name

Witness

Dee Beck
Print Witness Name

Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company

By: Ralph L. Roberts, Sr.

as CEO

STATE OF FL
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 5th day of June, 2018, by Ralph L. Roberts, Sr as CEO of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of the company.

KINDEL M CARPENTER
MY COMMISSION #FF157179
EXPIRES September 4, 2018
(407) 398-0153 FloridaNotaryService.com

Notary Public, State of Florida
Name: Kindel Carpenter
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:

X Personally known OR

___ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

R.L.R. Investments, LLC, an Ohio limited liability company

By: Ralph L. Roberts Sr.
Ralph L. Roberts Sr.
as Chairman

Witness

Thomas P.C. McCarthy
Print Witness Name

Witness

Dee Beck
Print Witness Name

STATE OF FL
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 5TH day of June, 2018, by Ralph L. Roberts Sr., as Chairman of R.L.R. Investments, LLC, an Ohio limited liability company, on behalf of the company.

KINDEL M CARPENTER
MY COMMISSION #FF157179
EXPIRES September 4, 2018
(407) 398-0153 FloridaNotaryService.com

Notary Public, State of Florida
Name: Kindel Carpenter
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:

✓ Personally known OR

___ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

EXHIBIT 1.15
ENTRANCE IMPROVEMENTS

Location	Improvement	Deadline
NW 80th Avenue at NW 21st Street	410' NB left-turn lane, 290' SB right-turn lane	As set forth in paragraph 6.2.1
NW 80th Avenue at Entrance to WEC Guest Parking Lot	410' NB left-turn lane, 290' SB right-turn lane	As set forth in paragraph 6.2.1
NW 80th Avenue at NW 10th Street	410' NB left-turn lane, 290' SB right-turn lane	When connection at such location is constructed
SR 40 Entrance Improvements	As set forth in paragraph 6.2.4	As set forth in paragraph 6.2.1
NW 80th Avenue at NW 21st Street	Signalization	Owner shall commence an analysis, including all traffic warrant studies, for this signalization prior to the Commencement of Development of at least 100,000.00 square feet of retail space at the location of the proposed signalization.

EXHIBIT 1.16
EQUIVALENCY MATRIX

A. LAND USE EQUIVALENCY RATES

CHANGE FROM \ CHANGE TO	Single-Family Housing (DU)	Residential Condominium/Townhouse (DU)	Hotel (Rooms)	General Office (1,000 SF)	Commercial Retail (1,000 SF)
Single-Family Housing (DU)	--	1.9434	1.3290	0.5351	0.3486
Residential Condominium/Townhouse (DU)	0.5146	--	0.6839	0.2753	0.1794
Hotel (Rooms)	0.7524	1.4623	--	0.4026	0.2623
General Office (1,000 SF)	1.8689	3.6321	2.4839	--	0.6514
Commercial Retail (1,000 SF)	2.8689	5.5755	3.8129	1.5351	--

B. EQUIVALENCY EXAMPLES

EXAMPLE 1: ADD HOTEL ROOMS FROM RESIDENTIAL CONDOMINIUM/TOWNHOUSE
Add 100 hotel rooms for ? DU of Residential Condominium/Townhouse
= 100 hotel rooms /0.6839 DU of Residential Condominium/Townhouse
= 146.22 x (DU) Residential Condominium/Townhouse
= Reduce Residential Condominium/Townhouse by 146 dwelling units

EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE
Trade 10,000 SF of Commercial Retail for ? (1,000) SF of Office
= (10 KSF) Commercial Retail x 1.5351 (1,000 SF) of Office
= 15.351 x (1,000) SF Office
= 15,351 SF Office

EXAMPLE 3: ADD SINGLE-FAMILY HOUSING FROM COMMERCIAL RETAIL
Add 160 DU of Single-Family Housing for ? Commercial Retail
= 160 DU of Single-Family Housing / 2.8689 (1,000 SF) Commercial Retail
= 62.286 x (1,000) SF Commercial Retail
= Reduce Commercial Retail by 62,286 SF

C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES

Land Use	Units	%New Trips [2]	Trips / Unit
Single-Family Housing (ITE 210)	1 (DU)	77.50%	0.818
Residential Condominium/Townhouse (ITE 230)	1 (DU)	77.50%	0.318
Hotel (ITE 310)	1 (Rooms)	77.50%	0.466
General Office (ITE 710)	1 (1,000 SF)	77.50%	1.165
Commercial Retail (ITE 820)	1 (1,000 SF)	51.15%	1.773

D. FOOTNOTES

[1]: Trip Rate based upon ITE *Trip Generation, Ninth Edition*, p.m. peak-hour trip generation rates as follows:

Single-Family	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 210.
Residential Condominium/Townhouse	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 230.
Hotel	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 310.
General Office	Obtained using the ITE Trip Generation, 9th Edition for ITE LUC 710.
Commercial Retail	Obtained using the Trip Generation developed for the Golden Ocala PUD TIA for ITE LUC 820.

[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). Internal capture percentage was applied based on the trip generation for the proposed development program. Pass-by was applied to the shopping center land use consistent with the trip generation approved for the proposed development program.

c:\gvr\transp 2017-2018\data\[exhibits 3-1-18.xlsx]ex.h

EXHIBIT 1.25
INITIAL INTERSECTION IMPROVEMENTS

1. US 27 at NW 80th Ave

    1.1. Northbound Right Turn Lane

    1.2. Westbound Left Turn Lane

    1.3. Northbound Left Turn Lane

    1.4. Southbound Left Turn Lane

2. SR 40 at NW 80th Avenue

    2.1. Southbound Right Turn Lane

EXHIBIT 1.29
PARCEL TITLEHOLDERS[9]

1. R.L.R. Investments, LLC, an Ohio limited liability company
2. Ocala Equestrian, L.L.C., an Ohio limited liability company
3. 12665–002–00, LLC, an Ohio limited liability company
4. 12665–003–00, LLC, an Ohio limited liability company
5. 20938–001–00, LLC, an Ohio limited liability company
6. 20938–003–00, LLC, an Ohio limited liability company
7. 20938–004–00, L.L.C, an Ohio limited liability company
8. 20940–001–01, LLC, an Ohio limited liability company
9. 20941–000–00, LLC, an Ohio limited liability company
10. 20944–001–00, LLC, an Ohio limited liability company
11. 20944–001–02, LLC, an Ohio limited liability company
12. 20944–004–00, L.L.C., an Ohio limited liability company
13. 20945–000–00, LLC, an Ohio limited liability company
14. 20945–000–01, LLC, an Ohio limited liability company
15. 20947–000–00, LLC, an Ohio limited liability company
16. 21059–000–00, L.L.C., an Ohio limited liability company
17. 21059–003–00, LLC, an Ohio limited liability company
18. 21059–005–00, LLC, an Ohio limited liability company
19. 21064–003–00, L.L.C., an Ohio limited liability company
20. 21069–007–01, LLC, an Ohio limited liability company
21. 21087–001–00, LLC, an Ohio limited liability company
22. 21087–001–02, LLC, an Ohio limited liability company

[9] As set forth in paragraph 1.29, the following list does not include the Owner under this Agreement which is already a party to this Agreement.

EXHIBIT 1.31.1
1994 VESTING ORDER

See attached.

Resubmittal

RECEIVED
FEB 18 2004

MARION COUNTY
STAFF VESTING COMMITTEE
VESTING ORDER NO. 94-9

1397

RECEIVED
FEB 19 2004
MARION COUNTY ENGINEERING

In Re: *Golden Ocala Units I, II and III*
Golden Ocala Golf Course Partners
Sheikh M. Hasan, Agent
1515 E. Silver Springs Blvd W155
Ocala, Florida 34478

ORDER APPROVING VESTED RIGHTS

On May 25, 1994, Marion County Staff Vesting Committee met to consider the application for vesting determination submitted by the above-referenced applicant for Golden Ocala Units I, II and III, a Single and Multiple Family Dwelling development of three (3) phases on 565.0 acres of property.

The Committee hereby adopts the following findings of fact:

1. *PROJECT DESCRIPTION:*

This request for a Vesting Determination is for a project located on the south side of U.S. Highway 27, approximately 1/4 mile west of N.W. 80th Avenue. This project consists of three (3) phases on 565.0 acres. A master plan for this proposed development has been approved by the Board of County Commissioners.

Unit I is zoned R-1, Single Family Dwelling, and has existing paved roads, dry water and sewer lines and retention areas. The final plat was recorded on May 23, 1984, in Book W, Pages 75-80. Unit I contains 98 lots and a portion of the golf course on 195.33 acres.

Unit II is also zoned R-1, Single Family Dwelling, and a preliminary plat has been approved for 295 lots on 173.38 acres. A portion of the existing golf course is also in this unit.

Unit III is zoned R-3, Multiple Family Dwelling, and A-1, General Agriculture.

A preliminary plat has been approved for 405 lots on 196.29 acres. A portion of the existing golf course is also in this unit.

Unit I is located in the Urban Expansion Area, Units II and III are located in the Urban Reserve Area as depicted on the Future Land Use Map as adopted on April 7, 1994.

The project area is not located in the Environmentally Sensitive Overlay Zone nor in the 100 year flood plain.

2. *CHRONOLOGY:*

The planning and development of this project began in 1983 with the preparation of a Preliminary Plat for Unit I. An archaeological study for the entire project was completed. The preliminary plat and improvement plans for roads, water and sewerage systems for Unit I were completed and approved. The completion of the improvements culminated in the recording of the Unit I Final Plat on May 23, 1984.

Work on the preliminary plat and improvement plans for Unit II were completed in 1984. The design for the golf course, the wastewater treatment plant and a potable water well was begun in 1984. These plans were completed in 1985, and construction commenced on the golf course and the remodeling of the Academy Building. A preliminary plat and improvement plans for Unit III were prepared. The construction of the golf course was completed in 1988.

The preliminary plat approval for Unit II expired in 1986, and the approval for Unit III expired in 1987.

A wastewater treatment plant permit was obtained from the State of Florida in 1989.

The Master Plan for development of the project was completed and approved by the Board of County Commissioners in 1991, concurrently with the renewal of the Preliminary Plat approval for Unit II and III.

Minor golf course improvements and water and sewer system improvement planning has been completed.

3. *EXPENDITURES: The applicant has presented some evidence of expenditures, including development expenditures.*

PLANNING AND ENGINEERING

Archeological	$ 23,475.00	
Architectural	137,844.00	
Engineering	228,113.00	
TOTAL		$ 389,432.00

SITE IMPROVEMENTS

Phase I	$ 2,835,831.00	
Phase II	672,556.00	
Phase III	349,958.00	
Golf Course	2,743,839.00	
Miscellaneous	270,422.00	
TOTAL		$ 6,872,586.00

4. *This project was permitted by the Comprehensive Plan and the Land Development Code in effect prior to February 12, 1992.*

5. *This project was shown in the Urban Expansion Area on the Future Land Use Map adopted August 11, 1993.*

6. *Final Local Development Order. This development was issued a final local development order by the County for Unit I. Construction of the golf course in Units I, II and III has been completed and all permits are current.*

Based on the findings of facts above, the Staff Vesting Committee hereby finds and determines:

1. The Marion County Land Development Code provides the Staff Committee shall provide the applicant with written notification of the determination of vested status including findings of fact supporting such determination.

2. The applicant has submitted sufficient information to support that it has made a substantial change in position or has incurred extensive obligations or expenses and it would be inequitable, unjust or fundamentally unfair to deny the development rights acquired by the applicant.

3. On May 25, 1994, the Vesting Committee voted unanimously to approve the vested rights of the applicant.

4. The applicant was charged an application fee of $400, and the total time required to render this vesting determination involved a total cost of $408.79. The applicant is not entitled to a refund of the application fee.

Accordingly, the Marion County Staff Vesting Committee has determined the applicant has vested rights to complete the development providing the applicant receives a final local development order for Units II and III within 60 months of the date of this Order, unless such time period is extended by the Board of County Commissioners, and the applicant continues development activity in good faith.

DONE and ORDERED this 3 day of June, 1994.

Michael E. May

Michael May, Chairman
Staff Vesting Committee

Copies Furnished To:
Jeff Gann, Chairman
Thomas D. MacNamara, Assistant County Attorney
Tom Klinker, Finance Director
Charlene Williams, Secretary
Sheikh M. Hasan

EXHIBIT 1.31.2
2006 CERTIFICATE

See attached.

Marion County
Board of County Commissioners
Planning Department
2631 S.E. 3rd Street Ocala, Florida 34471-9101
(352) 620-3394 -- Suncom 667-3394 -- Fax (352) 620-7682

April 21, 2006

Clifford G. Wilson
V.P. of Development
Golden Ocala Golf & Equestrian Club

Re: Certificate of Concurrency

Dear Mr. Wilson,

As you are aware, on April 10th 2006 the Marion County Development Review Committee approved the Golden Ocala PUD Master Plan. Pursuant to Article 11 of the Marion County Land Development Code, a "Certificate of Concurrency" is hereby granted. Marion County has received your check in the amount of $857,935, which is 50% of the impact fees required by Article 11. This letter hereby acknowledges that this payment therefore reserves the following number of vehicle trips on the associated roadways, for development of 325,000 square feet of commercial and a 135 room hotel within the Golden Ocala project, as follows:

Roadway/Segment	P.M. Peak hour trips Reserved
US 27	
NW 100th Ave. - CR 225A	103
CR 225A - I-75	537
CR 225	
CR 329 – CR 326	31
CR 326 – US 27	279
US 27 – SR 40	114
SR 40 SW 38th St.	61

This approval is based on a "Traffic Impact Analysis" that was prepared by Kimley-Horn and Associates, Inc., dated November 2005 and accepted by Marion County.

If you have any questions or need additional information, please feel free to call

Sincerely,

Tony D. Haney

EXHIBIT 1.34
PROPERTY
PARCEL 1

A PARCEL OF LAND LYING IN SECTIONS 1, 2, 11, 12, 13 AND 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST; AND SECTIONS 35 AND 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST; AND SECTION 6, TOWNSHIP 15 SOUTH, RANGE 21 EAST; AND SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE S.89°12'24"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 2, 30.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 100TH AVENUE (WIDTH VARIES) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS. THENCE N.01°16'34"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 652.47 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°12'11"E., 3269.27 FEET; THENCE N.01°21'07"E., 10.00 FEET; THENCE S.89°12'11"E., 662.88 FEET; THENCE N.01°29'33"E., 660.95 FEET; N.89°11'10"W., 2646.61 FEET; THENCE N.01°09'51"E., 1323.61 FEET; THENCE N.01°13'58"E., 1262.57 FEET; THENCE N.48°19'18"W., 98.72 FEET; THENCE N.89°18'46"W., 720.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 95TH AVENUE ROAD (WIDTH VARIES); THENCE N.35°57'08"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 1208.94 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.34°36'33"E., 194.48 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.39°10'57"E., 231.10 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°37'25"E., ALONG SAID SOUTH BOUNDARY, 2504.55 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.01°17'38"E., 1209.29 FEET; THENCE N.89°35'39"W., 1437.08 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF N.W. 95TH AVENUE ROAD, SAID POINT BEING ON A 736.57 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.30°47'14"E. 138.66 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 10°48'06", A DISTANCE OF 138.86 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°33'33"E., 31.64 FEET TO THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE S.89°35'39"E., ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SAID SECTION 35, 1268.90 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.23°11'28"E., 989.99 FEET; THENCE N.23°57'35"E., 638.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N. U.S. HIGHWAY 27 (WIDTH VARIES), SAID POINT BEING ON A 1532.60 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.73°13'40"E. 854.04 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'23", A DISTANCE OF 865.50 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.89°24'22"E., 119.00 FEET TO THE N.E. CORNER OF "GREY OAKS", AS RECORDED IN BOARD OF COUNTY COMMISSIONERS EASEMENTS BOOK 1, PAGES 1 AND 2, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE BOUNDARY OF SAID "GREY OAKS" THE FOLLOWING NINE (9) COURSES: (1) S.00°43'17"W., 1256.80 FEET; (2) N.89°14'22"W., 189.91 FEET; (3) N.89°41'14"W., 661.80 FEET; (4) S.00°48'53"W., 740.73 FEET; (5) S.00°51'27"W., 1928.27 FEET; (6) S.89°27'05"E., 664.72 FEET; (7) S.88°31'01"E., 1321.97 FEET; (8) N.00°52'56"E., 1365.69 FEET; (9) N.00°40'49"E., 2582.83 FEET TO THE N.W. CORNER OF TRACT 1 OF "GOLDEN OCALA UNIT NO. ONE", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "W", PAGES 75 THROUGH 80, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED N. U.S. HIGHWAY NO. 27; THENCE S.89°23'15"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 2068.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.00°35'05"W., 145.45 FEET; THENCE S.89°24'55"E., 149.96 FEET; THENCE N.00°35'05"E., 145.48 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S.89°25'33"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.89°25'33"E., 184.81 FEET TO THE N.E. CORNER OF TRACT "J", "RLR GOLDEN OCALA UNIT NO. THREE PLAT", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 110 THROUGH 119, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE BOUNDARY OF SAID "RLR GOLDEN OCALA UNIT NO. THREE PLAT" THE FOLLOWING FIFTEEN (15) COURSES: (1) S.00°35'31"W., 525.48 FEET; (2)

N.89°28'19"W., 550.72 FEET; (3) S.00°37'15"W., 791.38 FEET; (4) S.31°23'32"E., 827.06 FEET; (5) S.00°19'49"W., 600.14 FEET; (6) S.89°40'42"E., 286.11 FEET; (7) S.00°22'35"W., 1290.38 FEET; (8) S.85°30'19"E., 893.72 FEET; (9) N.65°33'19"E., 199.87 FEET; (10) S.61°04'53"E., 499.86 FEET; (11) N.11°44'07"E., 199.98 FEET; (12) N.70°19'54"E., 229.21 FEET; (13) N.20°25'51"E., 500.11 FEET; (14) N.61°33'40"W., 559.73 FEET; (15) N.05°41'20"W., 548.44 FEET TO THE S.W. CORNER OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°37'32"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 31, 900.74 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°31'49"E., 1099.23 FEET; THENCE S.89°35'46"E., 803.68 FEET; THENCE N.06°46'07"E., 1231.92 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF N. U.S. HIGHWAY NO. 27; THENCE S.77°25'51"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 3317.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 70TH AVENUE ROAD (WIDTH VARIES); THENCE S.00°32'30"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, 989.62 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S.84°46'23"W., 5.03 FEET; THENCE N.89°27'30"W., 250.00 FEET; THENCE S.00°32'30"W., 233.00 FEET; THENCE S.89°27'30"E., 243.28 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID N.W. 70TH AVENUE ROAD, SAID POINT BEING ON A 450.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.36°39'55"W. 349.42 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 45°41'25", A DISTANCE OF 358.85 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) S.59°24'14"W., 129.61 FEET; (2) S.59°28'46"W., 876.12 FEET; (3) S.00°27'58"W., 11.66 FEET; (4) S.59°28'46"W., 3397.02 FEET TO A POINT ON A 2393.63 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.40°23'19"W. 1565.75 FEET; (5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°10'54", A DISTANCE OF 1595.10 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.89°31'43"W., 938.79 FEET; THENCE S.00°24'50"W., 288.11 FEET; THENCE N.89°31'43"W., 520.03 FEET; THENCE S.00°31'16"W., 361.51 FEET; THENCE S.89°31'43"E., 1320.44 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES), SAID POINT BEING ON A 2383.63 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.02°55'31"W. 202.66 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°52'23", A DISTANCE OF 202.72 FEET; (2) S.00°30'39"W., 1323.58 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 20 EAST; (3) S.03°06'11"E., 502.98 FEET; (4) S.00°21'45"W., 159.62 FEET; (5) S.00°25'11"W., 1349.93 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.87°30'36"W., 1318.04 FEET; THENCE S.00°24'04"W., 636.26 FEET; THENCE S.89°32'54"E., 364.85 FEET; THENCE S.87°38'44"E., 952.93 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S.00°36'56"W., 1297.31 FEET; (2) S.00°28'33"W., 1324.88 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.87°50'14"W., ALONG SAID SOUTH BOUNDARY, 2684.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 12; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.87°49'18"W., 1358.10 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE S.00°18'31"E., ALONG SAID EAST BOUNDARY, 1004.06 FEET; THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°15'48"W., 1609.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST HIGHWAY 40 (WIDTH VARIES); THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) N.88°52'11"W., 808.86 FEET; (2) N.88°55'14"W., 561.55 FEET TO A POINT ON A 22579.55 FOOT RADIUS CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING AND DISTANCE OF N.89°33'45"W. 502.84 FEET; (3) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°16'34", A DISTANCE OF 502.85 FEET; (4) S.89°49'55"W., 2111.23 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.00°19'29"E., ALONG SAID EAST BOUNDARY, 2643.84 FEET TO A POINT ON THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 14; THENCE N.89°55'19"W., ALONG SAID NORTH BOUNDARY, 2579.41 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 100TH AVENUE (WIDTH VARIES); THENCE N.00°46'14"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 1347.69 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°44'18"E., 612.05 FEET; THENCE N.00°48'23"E.,

495.45 FEET; THENCE N.89°45'36"W., 612.37 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE N.00°46'11"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 178.82 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°40'00"E., 1270.04 FEET; THENCE N.00°50'53"E., 671.74 FEET; THENCE N.89°34'39"W., 1264.68 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N.00°45'55"E., 337.03 FEET; (2) N.00°02'30"W., 1520.80 FEET; (3) N.00°45'52"W., 837.92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF THE EAST 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE N.00°42'10"E., ALONG THE WEST BOUNDARY OF THE EAST 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 35, 1328.43 FEET; THENCE S.89°34'51"E., 1556.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 95TH AVENUE ROAD (WIDTH VARIES), SAID POINT BEING ON A 676.67 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.38°57'22"W. 262.23 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°20'42", A DISTANCE OF 263.90 FEET; (2) S.50°06'46"W., 473.48 FEET TO A POINT ON A 484.17 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.39°26'31"W. 179.68 FEET; (3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°23'14", A DISTANCE OF 180.73 FEET; (4) S.28°45'05"W., 198.60 FEET TO A POINT ON A 1076.88 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.37°16'24"W. 320.39 FEET; (5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°06'37", A DISTANCE OF 321.59 FEET; (6) S.45°52'23"W., 351.20 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 35; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF SAID SECTION 35 THE FOLLOWING TWO (2) COURSES: (1) S.89°43'02"W., 56.98 FEET; (2) N.89°27'07"W., 331.66 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

Sketch attached on next page.
Sketch is attached to show perimeter of property only; interior lines should be disregarded.

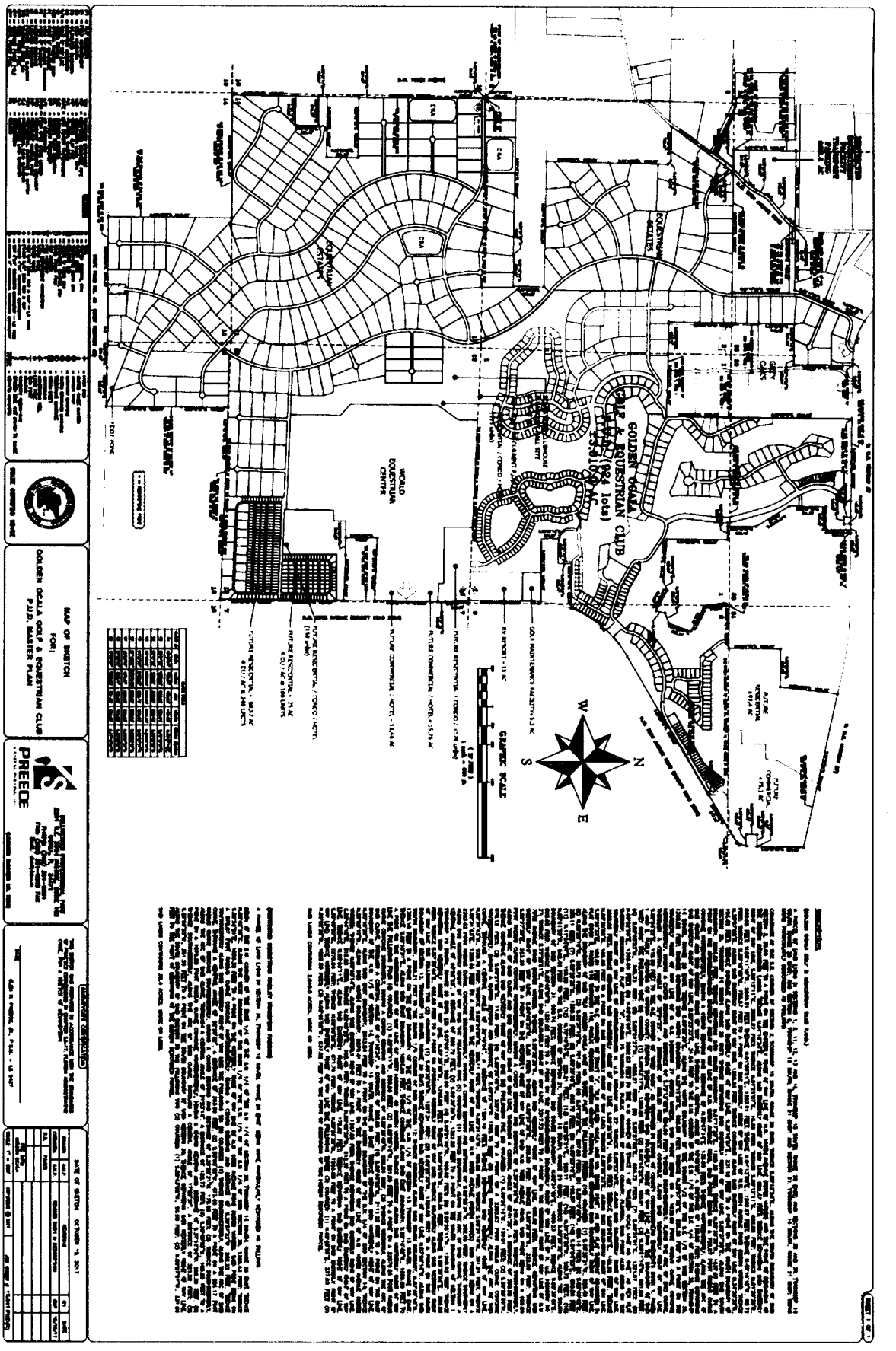

GOLDEN OCALA EQUESTRIAN CLUB
WORLD EQUESTRIAN CENTER
GRAPHIC SCALE
N
S
E
W

EXHIBIT 5.1.2
PROPORTIONATE SHARE ANALYSIS

Table D - Proportionate Share Calculations

Intersection or Roadway Segment	Improvement	Timeframe of Need (As Percentage of Net New Trips if Unbuilt)	Estimated Cost			Total	Golden Ocala Proportionate Share %	Golden Ocala Proportionate Share Cost
			Construction	Design & CEI (20%)	Right-of-way[2]			
Off-Site Intersection Improvements								
NW 80th Avenue at US 27	Second Westbound left-turn lane (+/- 500 LF, SB receiving lane)	Vested[1]	$600,000.00	$120,000.00	$103,306.00	$823,306.00	0.00%	$0.00
NW 80th Avenue at US 27	Exclusive Northbound left-turn lane (+/-450 LF)	Vested[1]	$150,000.00	$30,000.00	$34,435.00	$214,435.00	0.00%	$0.00
NW 80th Avenue at US 27	Exclusive Southbound left-turn lane (+/- 500 LF)	Vested[1]	$150,000.00	$30,000.00	$34,435.00	$214,435.00	0.00%	$0.00
NW 80th Avenue at US 27	Exclusive Northbound right-turn lane (+/- 500 LF)	Within 12 months of WFCC C.O., per Concurrency Agreement	$150,000.00	$30,000.00	$34,435.00	$214,435.00	29.58%	$63,429.87
NW 80th Avenue at US 27	Exclusive Westbound right-turn lane (+/- 500 LF)	75% of 1,741 Newly Reserved PM Peak Hour Net New Trips	$150,000.00	$30,000.00	$0.00	$180,000.00	29.58%	$53,244.00
NW 100th Avenue at SR 40	Exclusive Southbound left-turn lane (+/- 350 LF)	When residential connection to NW 100th Ave is built	$105,000.00	$21,000.00	$12,052.00	$138,052.00	27.96%	$38,599.34
NW 80th Avenue at SR 40	Second Eastbound left-turn lane (+/- 550 LF, NB receiving lane)	75% of 1,741 Newly Reserved PM Peak Hour Net New Trips	$600,000.00	$120,000.00	$103,306.00	$823,306.00	100.00%	$823,306.00
NW 80th Avenue at SR 40	Exclusive Southbound right-turn lane (+/- 500 LF)	50% of 1,741 Newly Reserved PM Peak Hour Net New Trips	$150,000.00	$30,000.00	$34,435.00	$214,435.00	100.00%	$214,435.00
NW 60th Avenue at SR 40	Exclusive Northbound right-turn lane (+/- 250 LF)	75% of 1,741 Newly Reserved PM Peak Hour Net New Trips	$100,000.00	$20,000.00	$17,218.00	$137,218.00	64.53%	$88,546.78
NW 60th Avenue at SR 40	Exclusive Southbound right-turn lane (+/- 250 LF)	75% of 1,741 Newly Reserved PM Peak Hour Net New Trips	$100,000.00	$20,000.00	$17,218.00	$137,218.00	64.53%	$88,546.78
Off-Site Roadway Improvements								
SW 80th Avenue, from SW 38th Street to SR 40	4-lane divided median section	75% of 1,741 Newly Reserved PM Peak Hour Net New Trips	$13,000,000.00	$2,600,000.00	$895,317.00	$16,495,317.00	17.06%	$2,814,101.08
NW 80th Avenue, from SR 40 to NW 21st Street	4-lane divided median section	75% of 1,741 Newly Reserved PM Peak Hour Net New Trips	$8,000,000.00	$1,600,000.00	$550,964.00	$10,150,964.00	17.50%	$1,776,418.70
Totals			$23,255,000.00	$4,651,000.00	$1,837,121.00	$29,743,121.00		$5,960,627.54

Notes:

1. These improvements were contributed towards for the Previously Reserved Golden Ocala PUD trips.
2. Length of improvements includes estimated transition lanenage to achieve actual length of improvement.
3. Right-of-Way width assumes 30' (from one side or the other), included R/W from Golden Ocala in the total length to show total valuation. R/W costs were calculated as $50,000/acre for off-site roadway improvements and intersection improvement on NW 100th Avenue at SR 40; $100,000/acre for all other improvements.

EXHIBIT 6.2.4.b
LOCATIONS OF WEC, HOTEL, SR 40 ENTRANCES AND SR 40 DRIVEWAY

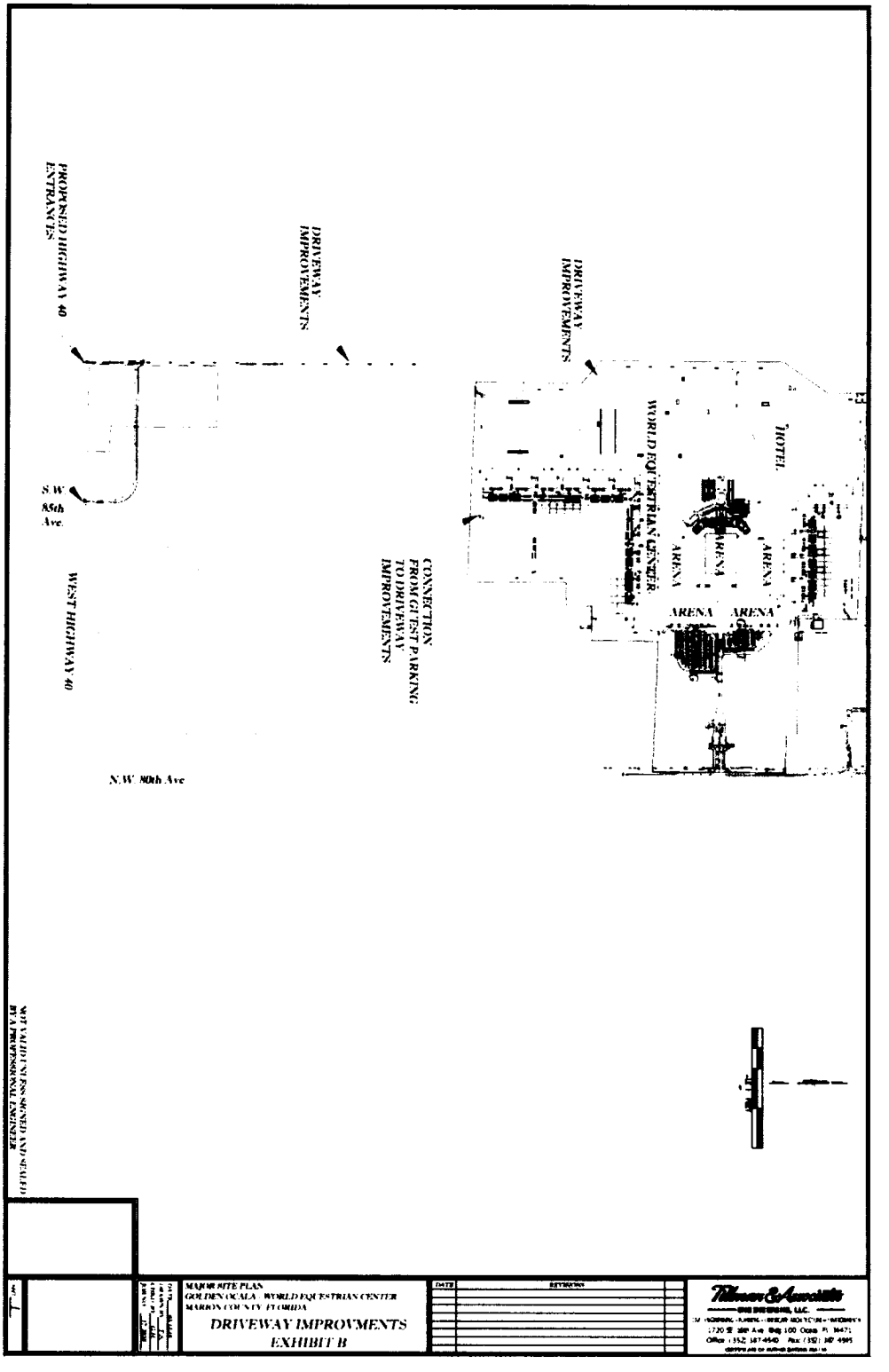


EXHIBIT 6.2.5.b
LENGTH OF DRIVEWAY SUBJECT TO LANING REQUIREMENT
IN PARAGRAPH 6.2.5.a

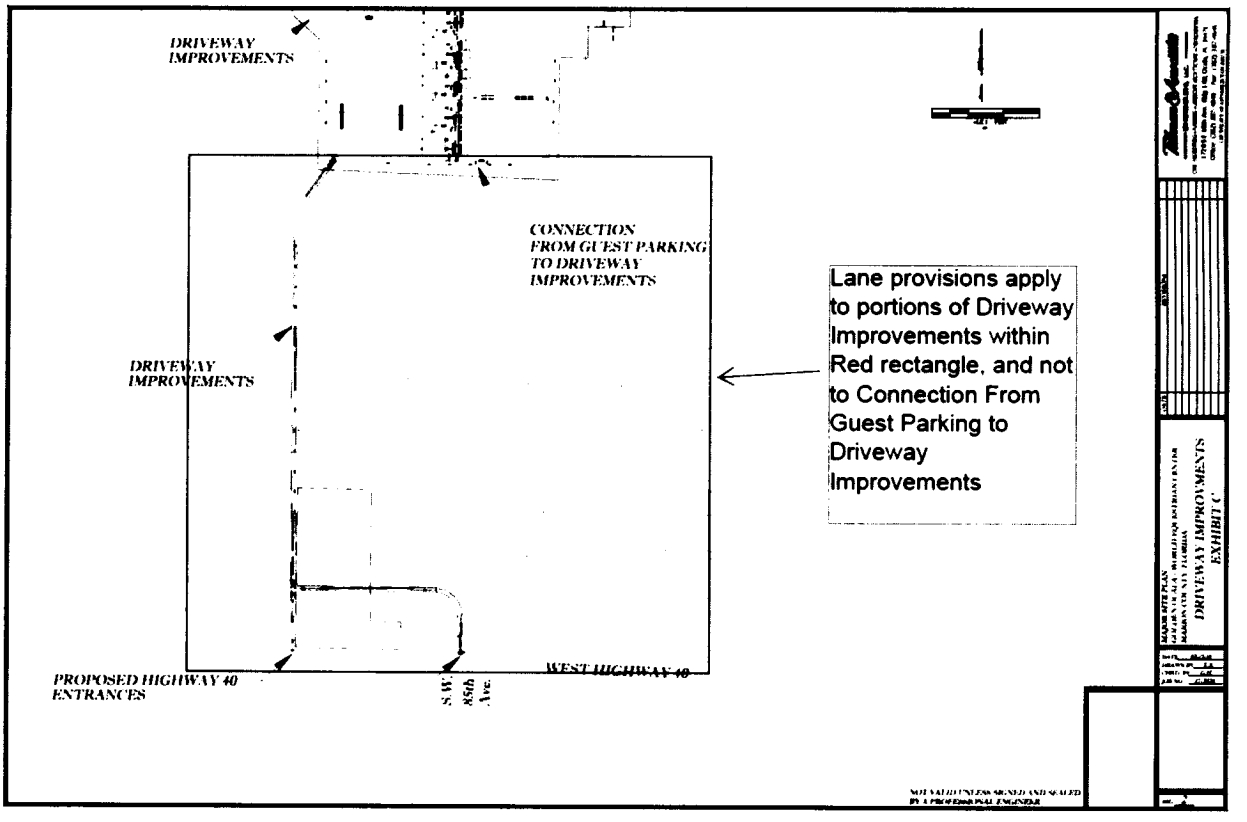


EXHIBIT 6.2.5.b.3)
DRIVEWAY ALTERNATIVE SET FORTH IN PARAGRAPH 6.2.5.b.3)

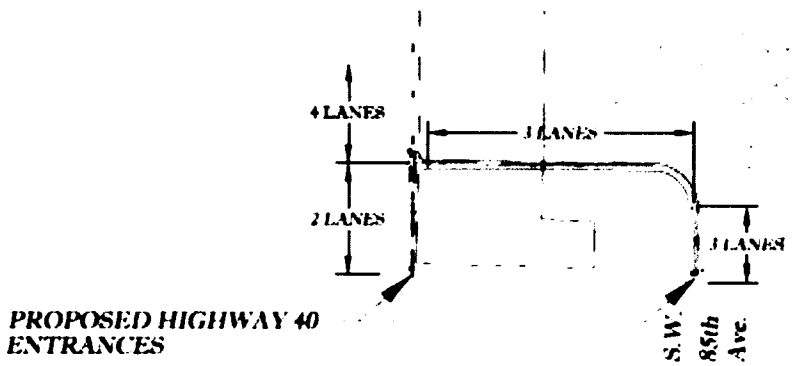
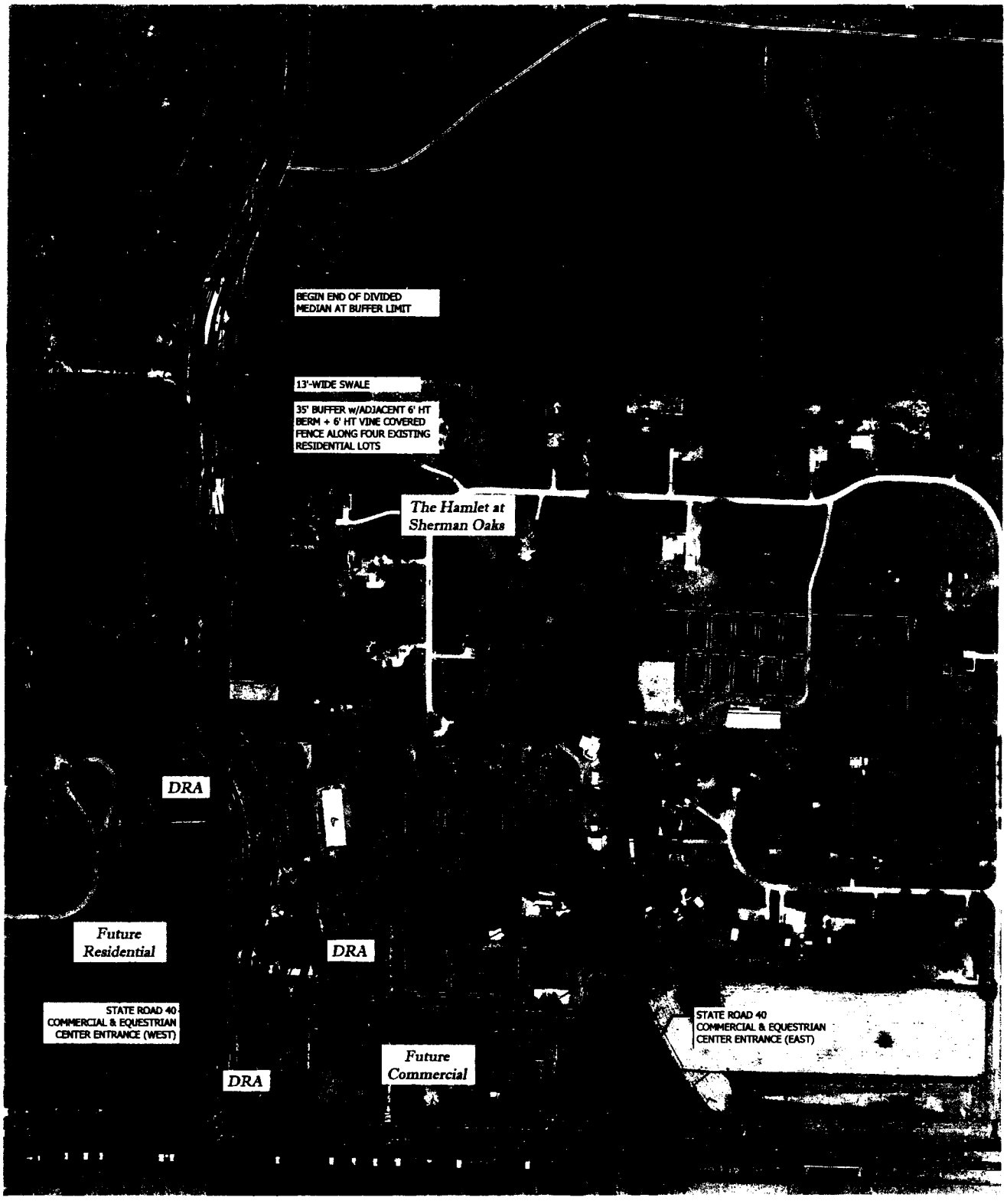


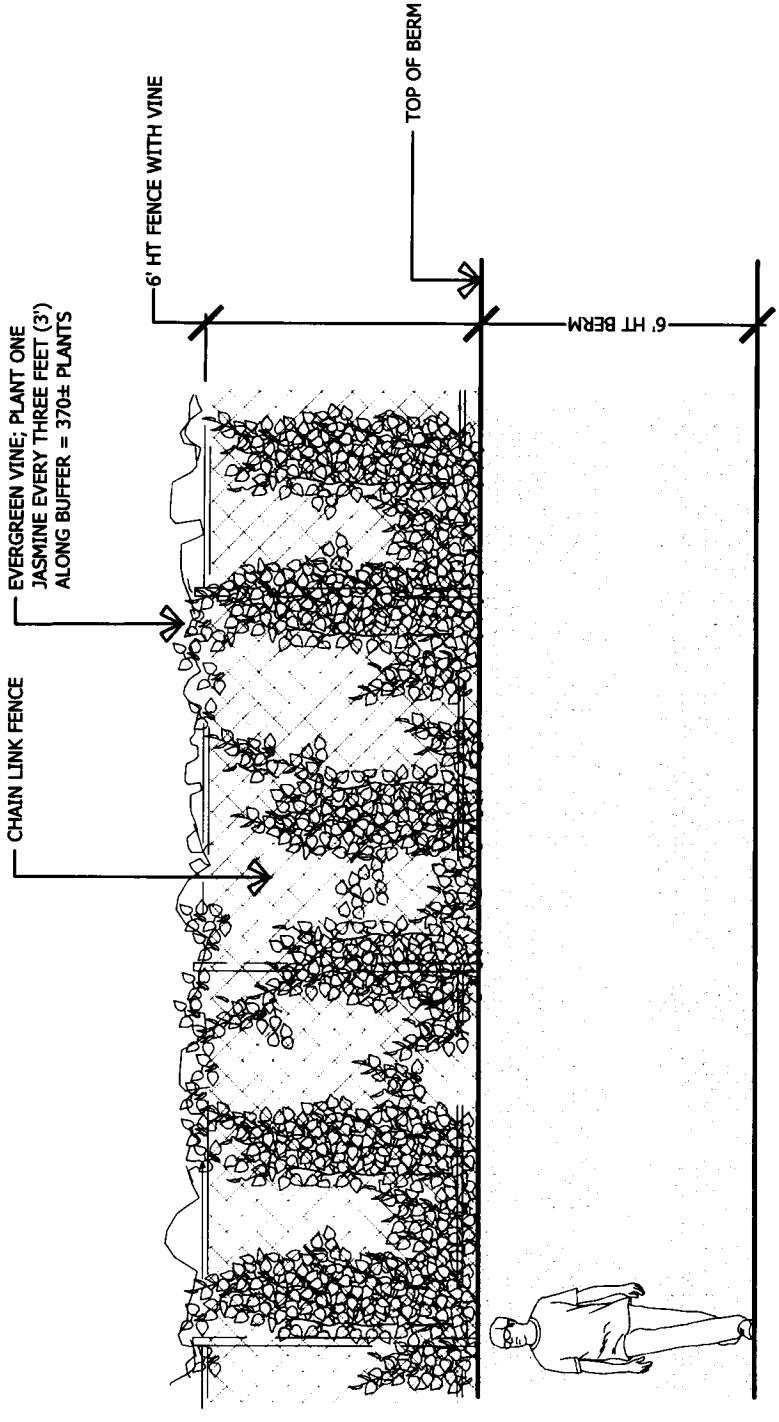
EXHIBIT 6.2.5.c
SHERMAN OAKS SR 40 DRIVEWAY IMPROVEMENTS



Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

0 500' 1,000' 1,500'

SCALE: 1"=500'



ELEVATION - FACING BUFFER / BERM FROM ROAD

SCALE: 1/4"=1'-0"

TYPE B-7 BUFFER FOR SHERMAN OAKS

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

Book6791/Page161 CFN#20180629954

ATTACHMENT C - Original Development Agreement







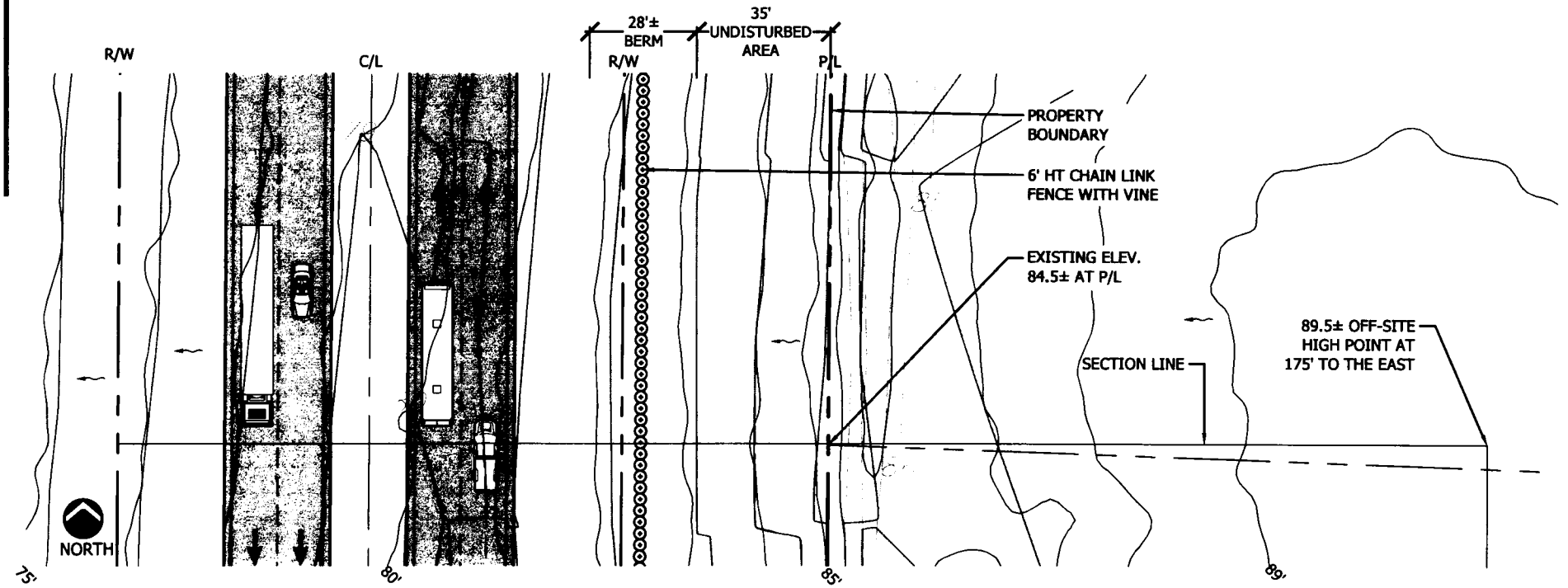
CONFEDERATE JASMINE (a.k.a. STAR JASMINE) Trachelospermum jasminoides

1. Landscaping will be vines, selected by developer from the following accepted varieties: Star Jasmine, a/k/a Confederate Jasmine; Ficus Pumila; Honey Suckle; and Banksia Rose.
2. Plants shall be minimum of 1 gal. size, shall be planted at no more than 3 feet intervals along the base of the eastern side of the fence, and shall be irrigated and maintained in a good manner. The east side of the berm will be grassed or landscaped in a manner that controls erosion.
3. Good faith efforts will be used to preserve existing mature trees within the area between the berm and the western boundary of the Hamlet at Sherman Oaks. This area will be maintained and periodically mowed.
4. All fencing will be repaired or replaced in event of damage to the structure.
5. No other uses allowed in the buffer area between the berm and the western boundary of the Hamlet of Sherman Oaks except for horse trails.
6. Street lighting for the entrance road, if installed, shall not exceed 14' height with directional lighting fixtures to minimize light toward the east.
7. Berm will extend 100 feet North and South beyond the Hamlet boundaries.
8. Construction of landscape berm will commence prior to or simultaneously with commencement of the driveway construction.
9. Trees will be planted at no greater than 20 foot intervals in area between the berm and the western boundary of Sherman Oaks unless existing mature trees within such area at such intervals can be preserved; in areas where such intervals are not maintained with existing mature trees, trees will be planted to maintain such intervals.
10. Any bridle trail between the berm and the western boundary of Sherman Oaks shall not be more than ten feet in width.

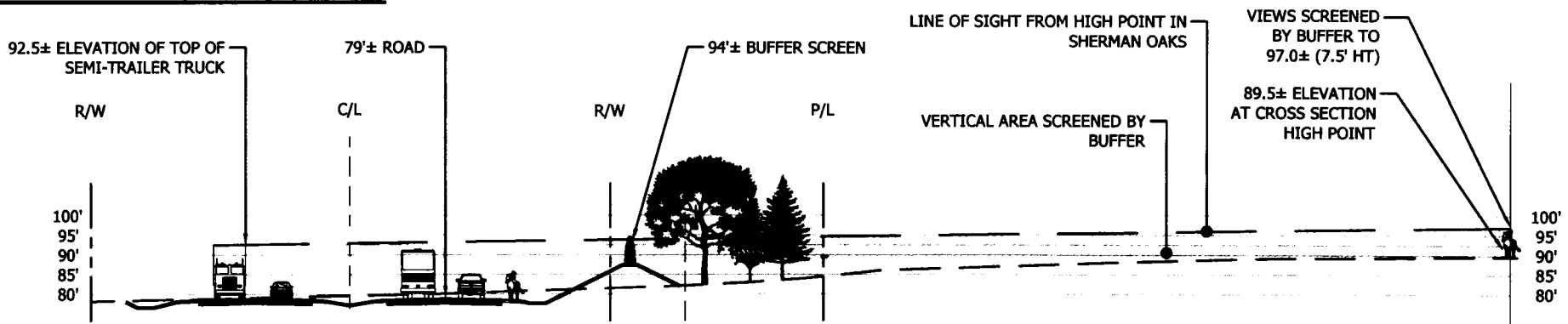
Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

Book6791/Page162 CFN#20180062954

ATTACHMENT C - Original Development Agreement



58 PLAN VIEW OF BUFFER W/ EXISTING TOPOGRAPHY



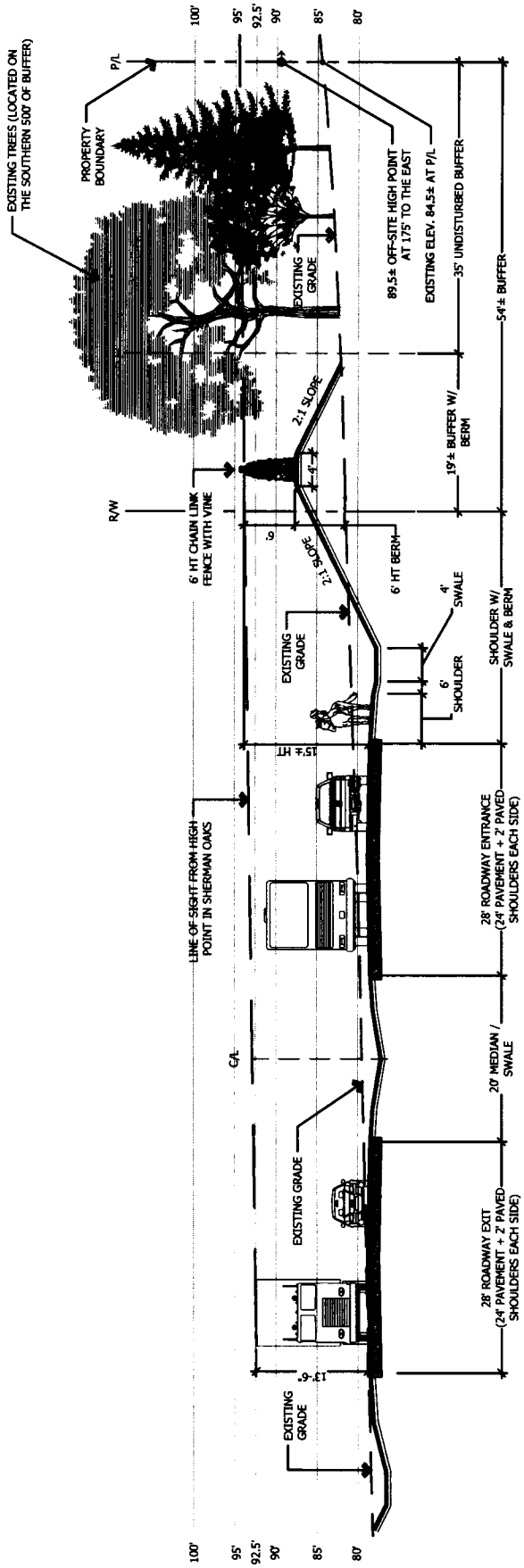
CROSS-SECTION OF BUFFER SCREENING FROM PROJECTED HEIGHT

PLAN & SECTION
SCALE: 1" = 40'

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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SCALE: 1"=40'



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CERTIFICATE OF AUTHORIZATION #26756

59

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 02/19/2021 03:40:26 PM
FILE #: 2021021725 OR BK 7388 PGS 861-903
REC FEES: $367.00 INDEX FEES: $0.00
DDS: $0 MDS: $0 INT: $0

This Instrument Prepared by and Return To:
W. James Gooding III
Gilligan, Gooding, Batsel, Anderson & Phelan, P.A.
1531 SE 36th Avenue
Ocala, FL 34471

Rec. $368.-

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY, IMPACT FEE CREDITS, AND OTHER MATTERS, FOR GOLDEN OCALA (the "First Amendment"), is executed as of January 19, 2021, (the "Effective Date") by and between (each a "Party" and collectively, the "Parties"):

- Marion County, Florida, a political subdivision of the State of Florida ("County"); and
- The following (individually and collectively, "Owner"): Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, Equestrian Operations, L.L.C., an Ohio limited liability company, Roberts Development Corporation, an Ohio corporation, and R.L.R. Investments, L.L.C., an Ohio limited liability company.

WHEREAS:

A. Effective June 6, 2018, Former Owner[1] and County entered into a "Development Agreement Concerning Concurrency, Impact Fee Credits and Other Matters, for Golden Ocala" (the "Original Agreement") as recorded in OR Book 6791, Page 105, concerning the 2017 Property located in Marion County, Florida, and the 2017 Golden Ocala Approvals.

B. Pursuant to the Original Agreement, without limitation:

1). Former Owner agreed to certain Proportionate Share Mitigation, including the construction of the Intersection Improvements (which included the Initial Intersection Improvements).

2). Former Owner agreed to convey ROW to County.

3). County agreed to provide Former Owner with Impact Fee Credits.

4). Former Owners acquired the Total Reserved Trips.

C. By virtue of various conveyances, the entities now designated as Owner above now holds fee simple title to all of the Property and thus have all rights and obligations of Former Owner under the Original Agreement.

D. The Original Agreement was entered into to provide for transportation concurrency in connection with the 2017 Golden Ocala Approvals.

[1] Terms capitalized in these Whereas clauses have the meanings set forth in First Amendment Paragraph 1 below.

E. Owner has now acquired the 2020 Property.

F. Owner has subsequently submitted applications for the 2020 Golden Ocala Approvals seeking to revise entitlements that were included in the 2017 Golden Ocala Approvals for portions of the 2017 Property, and to add the 2020 Property to the Project.

G. Simultaneously herewith, the Board of County Commissioners is approving the 2020 Golden Ocala Approvals.

H. Owner and County have now determined that it is in the best interest of County, Owner and the public if County were to construct the Initial Intersection Improvements, and certain additional Improvements, all being the County Transportation Work.

I. Owner and County have agreed upon the descriptions of the First Amendment ROW necessary for County to construct the County Transportation Work as well as the calculation of Impact Fee Credits and Proportionate Share Credits that Owner will obtain upon the conveyance of the First Amendment ROW.

J. Owner and County have reached agreement concerning other matters as set forth in this First Amendment.

K. The foregoing recitals necessitate the amendment of the Original Agreement pursuant to this First Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein (which are incorporated herein by reference), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **Amended Definitions**. In addition to any other terms which may be specifically defined elsewhere in this First Amendment, the following terms have the following meanings:[2]

1.1. *2017 Equivalency Matrix* – The Land Use Exchange Matrix adopted as part of the 2017 Golden Ocala Approvals, a copy of which was attached to the Original Agreement as Exhibit 1.21. The 2017 Equivalency Matrix was defined as the "Equivalency Matrix" in the Original Agreement.

1.2. *2017 Golden Ocala Approvals* – Marion County Ordinance No. 17-28 pursuant to which County amended its Comprehensive Plan to permit the development of the Project, and Marion County Ordinance No. 17-29 pursuant to which County assigned the Property a planned unit development ("PUD") zoning classification for the development of the Property, as such ordinances or approvals may be hereafter amended, or supplemented pursuant to additional amendments to the Comprehensive Plan or PUD zoning. The 2017 Golden Ocala Approvals were defined as the "Golden Ocala Approvals" in the Original Agreement.

[2] Some of the following terms are new, while others were defined in the Original Agreement; as to the latter, some definitions are being revised and others are not. So that there will be one document that contains all definitions, however, even the unchanged definitions from the Original Agreement are included herein.

1.3. *2017 Newly Reserved Trips* – Trips included in the 2017 Reserved Capacity other than the 2017 Previously Reserved Trips. The 2017 Newly Reserved Trips were defined as the "Newly Reserved Trips" in the Original Agreement.

1.4. *2017 Previously Reserved Trips* – The following being the Trips that have been reserved prior to the Original Agreement; the 2017 Previously Reserved Trips were defined as the "Previously Reserved Trips" in the Original Agreement:

1.4.1. *1994 Vested Trips* – The Trips generated by developing 798 residential units pursuant to the Marion County Staff Vesting Committee Vesting Order No. 94-9 (the "1994 Vesting Order"), a copy being attached to the Original Agreement as Exhibit 1.1.

1.4.2. *2006 Reserved Trips* – The Trips generated by developing 325,000 square feet of commercial development and a 135-room hotel, as set forth in the Certificate of Concurrency ("2006 Certificate") issued by the Marion County Planning Department dated April 21, 2006, a copy being attached to the Original Agreement as Exhibit 1.2, pursuant to which Owner made a payment (the "2006 Concurrency Reservation Payment") in the amount of $857,935.00 for the 2006 Reserved Trips (the "2006 Reserved Trips").

1.5. *2017 Property* – The portion of the Property owned by Former Owner as of the date of the Original Agreement and as described in the Original Agreement. The 2017 Property is referred to as the 2017 Property on the attached **Exhibit A**. The 2017 Property was defined as the "Property" in the Original Agreement.

1.6. *2017 Reservation of Capacity* or *2017 Reserved Capacity* – The reservation of Trips to Owner as set forth in Original Paragraph 7.1. The 2017 Reservation of Capacity or Reserved Capacity were defined as the "Reservation of Capacity" or "Reserved Capacity" in the Original Agreement.

1.7. *2017 Total Reserved Trips* – The number of Trips reserved by Owner as set forth in Original Paragraph 7.1.3. The 2017 Total Reserved Trips were defined as the "Total Reserved Trips" in the Original Agreement.

1.8. *2017 Traffic Study* – The Traffic Study prepared by Kimley-Horn regarding the Property (identified in the analysis as the "Golden Ocala PUD") dated August 2017, as supplemented by a response to comments letters from County dated October 4, 2017, assessing the impact on Transportation Facilities of the development of the Property. As set forth in the Original Agreement, the 2017 Traffic Study was developed pursuant to a methodology approved by County and the 2017 Traffic Study was reviewed, approved and accepted by County. The contents of the Traffic Study are, by this reference, incorporated into this Amended Development Agreement. The 2017 Traffic Study was defined as the "Traffic Study" in the Original Agreement.

1.9. *2020 Golden Ocala Applications* – The applications filed by Owner to increase the size of the Property by adding the New Property, amend the Comprehensive Plan to a portion of the 2017 Property and to the New Property, assign the New Property a PUD zoning classification, and amend the PUD zoning classification assigned to portions of the 2017 Property, that are the

subject of the following application numbers assigned by the Marion County Growth Services Department: Amendment No. 2020-D01; Amendment No. 2020-L02[3]; and Item No. 200201Z.

1.10. *2020 Golden Ocala Approvals* – The Golden Ocala Applications as approved or adopted by the Board of County Commissioners of County.

1.11. *2020 Property* – The real properties owned by Owner located in Marion County, Florida, and described as the "2020 Property" on the attached **Exhibit A**.

1.12. *Amended Development Agreement* – The Original Agreement as amended by this First Amendment.

1.13. *Commencement of Development* – Initiation of any of the following actions with respect to any Parcel shall, as to that Parcel, constitute the "Commencement of Development" for such Parcel: (1) issuance of a building permit or site plan approval for the construction of any non-residential buildings by Owner or any successors-in-title to Owner for the construction of improvements of any nature on any Property within such Parcels (specifically not including issuance of building permits for construction by Owner or any governmental entity of improvements related to water or sewer utilities improvements or Transportation Facilities); or (2) issuance of a building permit for the construction of any residential units by Owner or any successors-in-title to Owner. Approval of conceptual plans, final plans, construction plans or plats for the construction of improvements on any Parcel shall not constitute a "Commencement of Development."

1.14. *Community Planning Act* – Section 163.3161, *et seq.*, Florida Statutes (2020).

1.15. *Concert Uses* – Use of the WEC for concerts that: (a) require attendees to purchase a ticket (or otherwise pay) to attend, or where the musical act or performance is the primary attraction; and (b) where the music or performance is performed by professionals. Such definition shall not include use of the WEC for small musical performances that are conducted as part of an equestrian or other use permitted by the Golden Ocala Approvals (e.g., singing the national anthem, entertainment during intermissions in competitive activities or following competitive activities, wedding entertainment, etc.), the admission to which is limited to guests or participants in such equestrian or other use, and as to which other members of the public are not invited to attend.

1.16. *Construct* (regardless of whether the terms is capitalized) –

1.16.1. When used in the context of Entrance Improvements, and other Improvements (other than the County Transportation Work): (a) the design, permitting and construction of the Improvements; and (b) procurement of all necessary approvals or permits from all applicable Governmental Authorities.

1.16.2. When used in the context of County Transportation Work: (a) the design, permitting and construction of the County Transportation Work; (b) dedication or conveyance to County of all First Amendment ROW for roads and utilities infrastructure as necessary for the construction of the County Transportation Work; and (c) procurement of all

[3] This application was originally filed by the Marion County School Board but Owner has acquired title to the real property that is the subject thereof and thus Owner will proceed with this application.

necessary approvals or permits from all applicable Governmental Authorities as necessary for the construction of the County Transportation Work.

1.17. *Conveyance Agreement* – The agreement referred to in Revised Paragraph 8.3.1.

1.18. *Conveyed ROW* – ROW owned or hereafter acquired by Owner and conveyed to County or FDOT in connection with any Improvements or pursuant to this Amended Development Agreement.

1.19. *County* – Marion County, Florida, a political subdivision of the State of Florida.

1.20. *County CMS* – The County Concurrency Management System, as codified in Division 8 of Chapter 1 of the County LDR, as the same may be subsequently amended, modified or supplemented.

1.21. *County Code* – The "Marion County Code" as defined in Section 1-1 of the County Code, as the same may be subsequently amended, modified or supplemented.

1.22. *County Commission* – The Board of County Commissioners of Marion County, Florida.

1.23. *County Impact Fee Ordinance* – The "Marion County Impact Fee Ordinance for Transportation Facilities" as defined and codified in Division 2 of Article 10 of the County Code.

1.24. *County LDR* – The County's "Land Development Code," as adopted by County Ordinance No. 13-20, as defined in Section 1.1.1 of such Code, and as the same may be subsequently amended, modified or supplemented.

1.25. *County Transportation Work* – The Improvements being constructed by County pursuant to this First Amendment as set forth in greater detail in Revised Paragraph 6.4 and the attached **Exhibit B**. The County Transportation Work shall be constructed in two phases:

1.25.1. *US 27 County Transportation Work* – The portion of the County Transportation Work located near the intersection of US 27 and NW 80th Avenue as labeled "US 27 County Transportation Work" on the sketch attached hereto as **Exhibit C**.

1.25.2. *SR 40 County Transportation Work* – The portion of the County Transportation Work located near the intersection of SR 40 and NW 80th Avenue and labeled as the "SR 40 County Transportation Work" on the sketch attached hereto as **Exhibit D**.

1.26. *County Water/Wastewater Agreement* – The Marion County/Golden Ocala Subregional Water and Wastewater Utilities Agreement Contract No. 97-4 (the "Original County Water/Wastewater Agreement") recorded in OR Book 2442, Page 955[4], as amended by an unrecorded First Amendment to Marion County/Golden Ocala Subregional Water and Wastewater Agreement Contract No. 97-4 (the "First Amendment") dated May 18, 1998 and as further amended by a Second Amendment to Marion County/Golden Ocala Subregional Water and Wastewater Agreement Contract No. 97-4 (the "Second Amendment") recorded in OR Book 2638, Page 638, and re-recorded in OR Book 2645, Page 1379, and as further amended by a Third Amendment

[4] All recording references refer to the Public Records of Marion County, Florida.

to Marion County/Golden Ocala Subregional Water and Wastewater Utilities Agreement Contract No. 97-4 (the "Third Amendment"), recorded in OR Book 3609, Page 951.

1.27. *Deficient Facilities* – One or more Transportation Facilities for which capacity is inadequate (i.e., the Transportation Facilities will be operating at less than the adopted Level of Service ("LOS") for such Transportation Facilities) as determined by the 2017 Traffic Study, or the New Traffic Study, as of buildout of the Project, other than Transportation Facilities for which capacity is inadequate prior to development of the Property.

1.28. *Entrance Improvements* – The Improvements to be undertaken by Owner pursuant to Revised Paragraph 6.2.1. (This phrase does not include signs or other non-transportation entry features, which are the subject of other development applications or approvals by County.)

1.29. *ERCs* – Equivalent Residential Connections, as defined in the County Water/Wastewater Agreement.

1.30. *FDOT* – Florida Department of Transportation or its successor.

1.31. *First Amendment ROW* – The right-of-way owned by Owner and required for the County Transportation Work, including all land required for Stormwater Management Facilities for the Improvements, also including any required easements, temporary easements, construction easements, temporary construction easements, crossing easements, or other contractual rights or licenses required to facilitate the construction, modification, repair, and operation of the County Transportation Work. The First Amendment ROW will be conveyed to County pursuant to the Conveyance Agreement.

1.32. *Former Owner* – One or more of the persons listed on Exhibit 1.39 to the Original Agreement, being the legal and equitable owners of each Parcel under the Original Agreement. The entities designated as Owner under this First Amendment were some of the entities designated as "Owner" under the Original Agreement. The Former Owner was defined as the "Owner" in the Original Agreement.

1.33. *Golden Ocala Approvals* – The 2017 Golden Ocala Approvals and the 2020 Golden Ocala Approvals.

1.34. *Governmental Authority* – Any governmental entity, agency, department, bureau, division, or other representative of any governmental entity which has jurisdiction, permitting authority, or the authority to issue authorizations or approvals regarding the development or usage of the Property or any Parcel thereof, all Improvements which are the subject of this Amended Development Agreement, including the County Transportation Work.

1.35. *Impact Fee Credits* – Credits against Impact Fees to be provided to Owner under this Amended Development Agreement.

1.36. *Impact Fees* – Impact fees due under the County Impact Fee Ordinance. Because this Amended Development Agreement primarily concerns transportation concurrency and transportation impact fees only, this phrase does not apply to any other impact fees, or similar charges, assessed under the County Code.

1.37. *Improvements* – All activities required to be undertaken to complete the design, permitting and construction, of improvements to Deficient Facilities or other improvements to be constructed

under this Amended Development Agreement. This shall include, but not be limited to, all surface improvements, roads, paving, sidewalks, gutters, lighting, Stormwater Management Facilities, and potable water, sanitary sewer, and electrical utilities, reclaimed water, and fiber optic infrastructure. The Improvements include the County Transportation Work.

1.38. *Initial Intersection Improvements* – The Initial Improvements to be undertaken by Owner pursuant to Original Paragraphs 6.2.1a and 6.2.3, and described on Exhibit 1.25 to the Original Agreement.

1.39. *Intersection Improvements* – The Improvements identified as "Off-Site Intersection Improvements," on Exhibit 1.25 to the Original Agreement.

1.40. *New 2020 Parcels* – The portion of the 2020 Property not included in the 2017 Property, i.e., the real property being added to the Project pursuant to the 2020 Golden Ocala Approvals. A sketch depicting the New 2020 Parcels are attached hereto as **Exhibit E**.

1.41. *New Traffic Study* – The traffic study to be prepared by Owner pursuant to Revised Paragraph 4.2.2.

1.42. *Paragraph* – One or more of the following:

1.42.1. *Original Paragraph* – A paragraph of the Original Agreement. For example, "Original Paragraph 2" refers to Paragraph 2 of the Original Agreement.

1.42.2. *Revised Paragraph* – An Original Paragraph as revised by the First Amendment. For example, Original Paragraph 3.1, as revised by First Amendment Paragraph 2, is referred to as "Revised Paragraph 3.1."

1.42.3. *First Amendment Paragraph* – A paragraph of this First Amendment other than a Revised Paragraph. For example, First Amendment Paragraph 2 refers to the paragraph in the First Amendment that revises Original Paragraph 3.1 to read as set forth in Revised Paragraph 3.1.

1.43. *Parcel* or *Parcels* – A portion of the Property for which Owner or a Subsequent Owner seeks to undertake activities that constitute the Commencement of Development under this Amended Development Agreement.

1.44. *Party* or *Parties* – As applicable, either Owner or County.

1.45. *Project* – Collectively, the development of the Property and all related infrastructure required to market and use the Property, or Parcels thereof, as a mixed-use development as contemplated under the terms of this Amended Development Agreement and the Golden Ocala Approvals. The term "Project" shall include all design, permitting and construction of infrastructure Improvements described in this Amended Development Agreement; acquisition of all required ROW for roads and utilities infrastructure; and procurance of all necessary approvals or permits from all applicable Governmental Authorities. This term shall also apply to all actions to be undertaken by Owner and County pursuant to the terms of this Amended Development Agreement or any amendment or supplement thereto.

1.46. *Project Engineer* – The engineering firm or firms retained by Owner or County to design, permit, or perform other obligations of Owner hereunder concerning Improvements to be performed by

Owner hereunder. As of the Effective Date, Owner's Project Engineer is Tillman and Associates Engineering, LLC, a Florida limited liability company, and County's Project Engineer is Guerra Development Corp., a Florida corporation. Any party may hereafter change its Project Engineer by providing written notice of the identity of the new Project Engineer to the other party, together with sufficient information to direct Communications to such new Project Engineer under First Amendment Paragraph 12.1.

1.47. *Property* – The 2017 Property and the 2020 Property, together with any additional real property hereafter added to the Project pursuant to future amendments to the Golden Ocala Approvals (which amendments may necessitate amending this Amended Development Agreement).

1.48. *Proportionate Share Cash Payment* – The payment to be made by Owner under Original Paragraph 5.1.5.c, being the balance of the Proportionate Share Mitigation owed following Owner's construction of the Intersection Improvements referred to in Original Paragraph 5.5.1.a, and the conveyance of ROW referred to in Original Paragraph 5.1.5.b.

1.49. *Proportionate Share Credits* – The credits to be provided against the Proportionate Share Mitigation as set forth in Original Paragraph 5.1.5 and in this First Amendment.

1.50. *Proportionate Share Mitigation* – The payments to be made, or other activities to be performed, by Owner pursuant to Revised Paragraph 5.1.5.

1.51. *ROW* – The right of way required for the Improvements which are the subject of this Amended Development Agreement (including the First Amendment ROW), including all land required for Stormwater Management Facilities for the Improvements, also including any required easements, temporary easements, construction easements, temporary construction easements, crossing easements, or other contractual rights or licenses required to facilitate the construction, modification, repair and operation of the applicable Improvements.

1.52. *SR 40* – State Road 40.

1.53. *SR 40 Driveway* – One or more driveways to be constructed by Owner between the SR 40 Entrance, and the WEC and WEC Hotel.

1.54. *SR 40 Driveway Improvements* – The Improvements to be undertaken by Owner pursuant to Revised Paragraph 6.2.5 concerning the construction of the SR 40 Driveway.

1.55. *SR 40 Entrance* – One or more entrances to be constructed by Owner that will provide an entrance to the Property from SR 40 and thereby permit access to connect SR 40 to the WEC and the WEC Hotel.

1.56. *SR 40 Entrance Improvements* – The Improvements to be undertaken by Owner pursuant to Revised Paragraph 6.2.4 concerning the construction of the SR 40 Entrance.

1.57. *Stormwater Management Facilities* – The drainage retention facilities, ditches, swales, underground pipes, drainage structures, or other improvements which constitute the surface water and stormwater management system which provide stormwater management for all Transportation Facilities to be constructed pursuant to this Amended Development Agreement including the County Transportation Work. The Stormwater Management Facilities shall comply

with the design, construction, and operational requirements of the Water Management District and (as applicable) County.

1.58. *Subsequent Owners* – A successor in title to Owner of the Property or any Parcel thereof.

1.59. *Transportation Facilities* – All public roads, streets or highways (collectively the "Roadway Segments"), and intersections ("Intersections") that were studied pursuant to the 2017 Traffic Study, along with those that will be studied pursuant to the New Traffic Study.

1.60. *Trip* or *Project Trip* – A vehicle trip generated by the development of a Parcel measured in terms of net new external PM peak hour vehicle trip generation.

1.61. *Updated WEC Traffic Analysis* – The traffic analysis to be prepared by Owner pursuant to Revised Paragraph 4.2.1.

1.62. *Water Management District* or *District* – The Southwest Florida Water Management District, an agency of the State of Florida, the Governmental Authority which has jurisdiction over the design, permitting and operation of surface water and stormwater management systems, and Stormwater Management Facilities, for the Property and for all County Transportation Work.

1.63. *WEC* – The Equestrian Facility permitted on the Property pursuant to the 2017 Golden Ocala Approvals and the 2020 Golden Ocala Approvals.

1.64. *WEC Hotel* – The hotel being constructed by Owner as part of the WEC being located immediately to the west of the large outdoor arena for the WEC. The WEC Hotel is significant only insofar as it determines the terminus of the SR40 Driveway Improvements as set forth in Revised Paragraph 6.2.5.a. The WEC Hotel was defined as the "Hotel" in the Original Agreement.

2. **Development Uses Permitted**. By virtue of the 2020 Golden Ocala Approvals, Original Paragraph 3.1 is amended to read as follows:

3. **Development Uses Permitted.**

3.1 The development uses permitted on the Property pursuant to the Golden Ocala Approvals are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facility	13,500 seats
Hotel	1,350 rooms
Recreational Vehicle	280 units/parking spaces

3. **Updated WEC Traffic Analysis and New Traffic Study**. Original Paragraph 4.2.1 is amended to read as follows.

4.2.1. Updated Traffic Analyses.

4.2.1.1 At the time of the 2017 Traffic Study, the actual traffic to be generated by the WEC was, although based on reasonable estimates, not based upon empirical data.

4.2.1.2 Owner shall submit an updated traffic analysis (the "Updated WEC Traffic Analysis") within six (6) months after written notice from County that County has determined, in its reasonable discretion, that such an Updated WEC Traffic Analysis is warranted. County may issue any such notice any time between July 1, 2021 and July 1, 2024. If County does not issue such notice six (6) months prior to July 1, 2024, Owner shall not be required to submit an Updated WEC Traffic Analysis. The methodology of the Updated WEC Traffic Analysis shall be determined by the Owner and County in their reasonable discretion consistent with the following:

a. The sole purpose of the Updated WEC Traffic Analysis shall be to determine the volume and direction of traffic being generated by events at the WEC; and

b. May consist of no more than two analyses: one based upon what Owner reasonably believes to be an event at the WEC that will have "average" attendance, and another based upon what the Owner reasonably believes to be an event at the WEC that will have "heavy" attendance.

4.2.1.3 Further, Owner may submit other updates to the 2017 Traffic Study at any time that Owner elects to do so and particularly in connection with the uses, or proposed changes in uses, of the WEC as set forth in Original Paragraph 10 or to revise the 2017 Equivalency Matrix. Each such Updated Traffic Analysis shall be provided by Owner at its sole expense, and shall be developed pursuant to a methodology approved by County and Owner in their reasonable discretion.

4.2.2. New Traffic Study.

4.2.2.1 Owner shall submit a new "all-inclusive" traffic study (a "New Traffic Study") to support the 2020 Golden Ocala Approvals upon the earlier of:

a. The date that Owner has obtained building permits for buildings, that when completed, are reasonably anticipated to generate trips resulting in Owner's remaining 2017 Total Reserved Trips dropping below 332.5 Trips (i.e., Owner has obtained building permits for buildings that generate 90% of the 2017 Total Reserved Trips of 3,325 Trips; or

b. If requested by the County Engineer, at the time Owner applies for any of the following as to the development of the New 2020 Parcels north

of US 27: Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Major Site Plan, Minor Site Plan, or building permit.

4.2.2.2 The New Traffic Study may be based upon a phased development of the Project if approved by the County Engineer; however, all studies shall consider the impacts of the entire Project's full build-out to ensure all studies identify needed improvements and that the development of initial Project phases are not in conflict with, and allow for full build-out conditions.

4.2.2.3 Based on the New Traffic Study, a determination shall be made whether additional new Transportation Facilities or upgrades to existing Transportation Facilities are necessary to mitigate the impact on Transportation Facilities caused by the Project as to any Deficient Facilities, and any additional proportionate share mitigation to be made by Owner in connection therewith.

4.2.2.4 Thereafter, County and Owner shall negotiate in good faith concerning a further amendment to this Amended Development Agreement, or a separate development agreement providing for transportation concurrency for development approved pursuant to the 2020 Golden Ocala Approvals.

4.2.2.5 Until such additional amendment or agreement are entered into, Owner shall be entitled to utilize only the remaining Total Reserved Trips under the Original Agreement or such additional trips as the New Traffic Study indicates are available on applicable transportation facilities without the need for additional mitigation by Owner.

4.2.2.6 This Development Agreement constitutes a development agreement pursuant to Section 1.8.6.D.(a)3. of the County Code to provide the method to provide Owner's additional proportionate share mitigation and other means to mitigate any Deficient Facilities.

4. **Proportionate Share Mitigation**. Original Paragraph 5.1.5 is amended to read as follows:

5.1.5. Owner shall pay, or perform other obligations set forth below, to provide Proportionate Share Mitigation to County:

a. Owner shall convey the ROW pursuant to Revised Paragraph 8, for which Owner shall receive a Proportionate Share Credit, which Proportionate Share Credit shall be calculated: (a) as to the First Amendment ROW, as set forth in the Conveyance Agreement; and (b) as to all other ROW, using the same formula for Impact Fee Credits as set forth in Original Paragraph 11.2.2.b.

b. Owner shall pay the balance of the Proportionate Share Mitigation owed, after the Proportionate Share Credits calculated under Revised Paragraph 5.1.5.a, on or before January 1, 2023.

c. Following the calculation of the credits under Revised Paragraphs 5.1.5.a, County and Owner shall execute a separate instrument (which may be in the form of an amendment to this Amended Development Agreement, or a separate

instrument executed by the County Administrator and an authorized representative of Owner) acknowledging the amount of the remaining payment due from Owner pursuant to this Revised Paragraph 5.1.5.

5. **Responsibility of Owner and County for Improvements**. Original Paragraph 6 is amended to read as follows:

6. **Responsibilities of Owner and County for Improvements.**

6.1. Generally. Owner shall construct Improvements set forth in Revised Paragraph 6.2 and 6.3, and County shall construct the County Transportation Work pursuant to Revised Paragraph 6.4.

6.2. Initial Owner Improvements.

6.2.1. Owner is not required to construct the Initial Intersection Improvements as all of such Improvements are included in the County Transportation Work to be performed by County.

6.2.2. Owner shall construct the Entrance Improvements required by this Revised Paragraph 6.2.2 consistent with the following schedule:[5]

a. Owner shall complete construction of the Entrance Improvement to the WEC on NW 80th Avenue and described in Revised Paragraphs 6.2.3.a, and 6.2.3.b prior to the WEC Commencement Date.

b. Owner shall complete the construction of the SR 40 Entrance Improvements (referred to in Revised Paragraph 6.2.3.c) no later than six (6) months after the WEC Commencement Date. Notwithstanding the foregoing, if the SR 40 Entrance Improvements are not completed by the WEC Commencement Date, the following provisions shall apply until the SR 40 Entrance Improvements are completed:

1). Notwithstanding that Original Paragraph 10.1 may permit Owner to utilize the WEC for Concert Uses pursuant to special event permits from County (as set forth therein), Owner shall not do so.

2). Owner shall, in connection with each WEC event, provide traffic control officers at the WEC entrances on NW 80th Avenue and, if requested by County following prior events at the WEC because of

[5] Owner has commenced or completed construction of one or more of the Entrance Improvements referred to in this Revised Paragraph 6.2.1 as of the Effective Date of this First Amendment but no Entrance Improvements have been approved by County. Therefore, this Revised Paragraph 6.2.1 is appropriate.

congestion at one or more of the following intersections, at the intersection of SR 40 and NW 80th Avenue and/or the intersection of US 27 and NW 80th Avenue.

3). The deadline in this Revised Paragraph 6.2.2 shall be extended based upon *force majeure* or other grounds recognized as sufficient to excuse timely performance under Florida law.

6.2.3. Owner shall construct the Entrance Improvements set forth in Exhibit 1.15 attached to the Original Agreement at the following locations, being the locations of the Entrance Improvements that are necessary for the use of the WEC and related facilities:

a. NW 80th Avenue at NW 21st Street.

b. NW 80th Avenue at the entrance to the WEC parking lot.

c. SR 40 Entrance Improvements (pursuant to Revised Paragraph 6.2.4).

6.2.4. The construction of the SR 40 Entrance Improvements shall:

a. Consist of all turn lanes and curb cuts required by any Governmental Authority in connection with the construction of same.

b. Be located approximately as depicted on Exhibit 6.2.4.b attached to the Original Agreement.

6.2.5. Owner shall construct the SR 40 Driveway Improvements which shall comply with the following requirements:

a. The SR 40 Driveway Improvements shall consist of one or more driveways, generally located as set forth in Exhibit 6.2.4.b to the Original Agreement, each of which shall commence at an SR 40 Entrance and shall continue through the Property to provide access between SR 40, on the one hand, and the WEC and the WEC Hotel on the other hand.

b. The portion of the SR 40 Driveways Improvements (the general location of which portion is set forth in the Exhibit 6.2.5.b to the Original Agreement) that commences at an SR 40 Entrance and continues through the portion of the Property upon which the WEC will be located, until such SR 40 Driveway connects to other driveways that will further connect the SR 40 Driveway to the proposed guest parking lot for the WEC, shall comply with the following:

1). There shall be two access points with SR 40: (a) the first access point being the western driveway having two lanes, one lane for northbound traffic and one lane for southbound traffic; and (b) the second access point being the eastern driveway having three lanes, one lane for ingress and two lanes for egress. Furthermore, the two access points and their driveway segments shall intersect as depicted on Exhibit 6.2.5.b.3. to the Original Agreement.

2). From this intersection the driveway becomes four lanes, with two lanes for northbound traffic and the other two lanes for southbound traffic. The four lanes continue from the point of intersection, northerly through the portion of the Property upon which the WEC will be located.

c. The portion of the SR 40 Driveway Improvements that are immediately to the west of Lots 8, 9, 10 and 11 of the subdivision of the Hamlet at Sherman Oaks, according to the Plat thereof recorded in Plat Book 5, Page 189, Public Records of Marion County, Florida, shall be constructed, and thereafter maintained, consistent with the sketch attached to the Original Agreement as Exhibit 6.2.5.c. The matters set forth on such sketch may be modified, without amending this Amended Development Agreement, by obtaining County Commission approval after public notice to the owners of the foregoing Lots (sent to their addresses shown on the current records of the Marion County Appraiser).

6.3. Subsequent Entrance and Intersection Improvements.

6.3.1. Owner shall construct all other Entrance Improvements as and when set forth concerning them in Exhibit 1.15 attached to the Original Agreement, and additional Entrance Improvements as and when required by subsequent approvals or permits issued by County. In connection with the foregoing, Owner and County acknowledge that the list of Entrance Improvements on Exhibit 1.15 attached to the Original Agreement may not be the final Entrance Improvements required for the Project and nothing set forth herein shall preclude Owner from constructing additional Entrance Improvements as subsequently approved by County.

6.3.2. If Owner determines that Intersection Improvements other than the County Transportation Work, are appropriate for operational or safety reasons, Owner may elect to construct such Intersection Improvements. If Owner does so:

a. Owner shall provide notice to County prior to the date Owner commences construction of such intersection improvements. If County determines that Owner's construction of such

intersection improvements will not interfere with County's proposed construction thereof, County shall provide notice to Owner authorizing Owner to commence to construct such Intersection Improvements;

b. Owner shall be eligible for a credit against the Proportionate Share Mitigation calculated pursuant to Revised Paragraph 5.1.5.a, and shall not be required to make a payment for such Intersection Improvement pursuant to Revised Paragraph 5.1.5.b.

6.4. County Transportation Work. County shall be responsible for construction of the County Transportation Work as described on, and in accordance with, the attached **Exhibit B**. The County Transportation Work shall be constructed pursuant to the schedule and other provisions of the Conveyance Agreement.

6.5. Prior Expenditures by Owner. Prior to the decision of the parties for County to construct the County Transportation Work, in lieu of Owner construction the Initial Intersection Improvements, Owner incurred $118,930.00 in engineering costs designing the Initial Intersection Improvements. Owner shall be entitled to Impact Fee Credits and Proportionate Share Credits for such amount pursuant to the Original Agreement and this First Amendment. Simultaneously herewith County shall issue to Owner any documents required under the County System of tracking Impact Fee Credits to document the Impact Fee Credits provided under this Revised Paragraph 6.5.

6. **Conveyed ROW**. Original Paragraph 8 is amended to read as follows:

8. **Conveyed ROW.**

8.1. ROW for Entrance Improvements and Intersection Improvements. Subject to the other provisions of this Revised Paragraph 8, as and when ROW owned by Owner is necessary to construct any Entrance Improvements or Intersection Improvements, Owner shall convey such ROW (the "Conveyed ROW") free and clear of all liens and restrictions that would preclude its use as ROW.

8.2. 80th Avenue Project.

8.2.1. County and Owner agreed that it will be necessary for portions of NW 80th Avenue to be four-laned ("the 80th Avenue Project"), which 80th Avenue Project includes portions of NW 80th Avenue contiguous to the Property.

8.2.2. Owner's proportionate share obligation under the 2017 Golden Ocala Approvals for the 80th Avenue Project is included in the Proportionate Share Mitigation under the Original Agreement.

8.2.3. County shall coordinate the design of the 80th Avenue Project with the Owner, as a stakeholder, and shall, in good faith, give reasonable and

appropriate consideration of any comments or concerns made by the Owner. Without limiting the foregoing, County shall, prior to this submission of any of the following plans or specifications to the appropriate Governmental Authority for permitting, deliver to a representative of Owner (designated by Owner pursuant to the notice provisions of First Amendment Paragraph 12.1) copies of the 30% completion, 60% completion, 90% completion and final completion plans.

8.2.4. As and when County has provided written notice to Owner that County has completed the design for the 80th Avenue Project, and obtained all required federal, state and local permits for the construction of the 80th Avenue Project, Owner shall convey to County ROW that Owner owns for the minimum necessary right-of-way to meet the County standards as specified in the Land Development Regulations, subject to the following.

a. County has provided written notice to Owner that County has completed the design of the portion of the 80th Avenue Project referred to in this First Amendment as the County Transportation Work in a manner sufficient to determine the ROW necessary for County to perform the County Transportation Work. County and Owner have agreed that the First Amendment ROW is the ROW necessary for County to perform the County Transportation Work. Therefore, Owner shall convey to County the First Amendment ROW pursuant to the Conveyance Agreement as further set forth in Revised Paragraph 8.3. The remaining provisions of this Revised Paragraph 8.2.4 apply to ROW other than the First Amendment ROW.

b. Owner shall convey ROW up to 40 feet in width from that portion of the Property commencing at the County Fire Station and continuing until the southern boundary of Marion County Tax Parcel 21617-001-00.

c. Owner shall not be required to convey any ROW on any Parcel on the West Side of NW 80th Avenue between a point that commences at the southern boundary of Marion County Tax Parcel 21617-001-00 and ends at the initial location referred to in Revised Paragraph 8.2.4.d.

d. Owner shall convey ROW of 60 feet in width from any property owned by Owner contiguous to the western boundary of NW 80th Avenue between the southern boundary of Marion County Tax Parcel 12674-001-02 and the southern boundary of Marion County Tax Parcel 21087-001-01. In recognition of the impact that such conveyance will have on Owner's planned stormwater drainage facilities within the same drainage basin(s) as the WEC, County agreed, in the Original Agreement, to a reduction of the stormwater recovery criteria for such facilities so as to

reduce the area of such drainage facilities, subject to the requirement that any reduction will not result in flooding of the adjacent roadway or of other properties not within the Property; such facilities have been constructed accordingly.

e. Owner shall convey ROW from any property owned by Owner contiguous to the western boundary of NW 80th Avenue between the southern boundary of Marion County Tax Parcel 21087-001-00 and SR 40 as hereafter agreed to between Owner and County.

f. Except as expressly set forth in the Conveyance Agreement, Owner shall not be required to convey any real property owned by Owner on the West side of NW 80th Avenue to County for drainage retention areas or swales.

g. Notwithstanding anything set forth above, Owner shall not be required to convey any ROW if such conveyance would: (a) interfere with, or necessitate the removal of, any improvements constructed by Owner through the Effective Date of this First Amendment; or (b) interfere with the operation of any water retention areas constructed by Owner through the Effective Date of this First Amendment, unless, as part of the 80th Avenue Project, County will be reconstructing such water retention areas, or replacing the retention capacity, of such water retention areas such that Owner retains the ability to treat and retain stormwater in the same quantities and quality as before County's activities. This Paragraph 8.2.4.a shall not apply to the First Amendment ROW.

8.2.5. Owner shall be entitled to Impact Fee Credits for Conveyed ROW as set forth in Original Paragraph 11.2.2.b and, as to the First Amendment ROW, as set forth in the Conveyance Agreement.

8.3. As a result of the County's assumption of the responsibility to construct the County Transportation Work, and the parties agreement concerning the relocation of certain Stormwater Management Facilities to be constructed as part of the County Transportation Work, there is a need for Owner to immediately enter an agreement for conveyance of the First Amendment ROW to County for the County Transportation Work.

8.3.1. Because of the complexity concerning the foregoing matters, and the possibility that provisions thereof will need to be amended more expeditiously than an additional amendment to this Amended Development Agreement can be accomplished, the Parties have agreed that the conveyance of First Amendment ROW shall be effected pursuant to an Agreement Concerning Conveyance of Right of Way and Related Matters (the "Conveyance Agreement") being entered into between County and Owner contemporaneously herewith. The Conveyance Agreement shall implement the provisions of Revised Paragraph 8 concerning the County Transportation Work and First

Amendment ROW, and shall provide for, the schedule of the County Transportation Work, the Impact Fee Credits for such First Amendment ROW, and other matters as set forth in the Conveyance Agreement.

8.3.2. In the event of any inconsistency between the Conveyance Agreement, and this Revised Paragraph 8, the Conveyance Agreement shall prevail.

8.3.3. Owner and County may hereafter amend the Conveyance Agreement without the necessity of amending this Amended Development Agreement.

8.3.4. The parties understand and agree that additional ROW may be needed from Owner in connection with any further development approvals in connection with the Project, but the details of any such future ROW needed by County will be specified by a subsequent agreement.

7. **County Construction of Other Transportation Facilities, Including County Transportation Work**. Original Paragraph 9 is amended to read as follows:

9. **County Construction of Other Transportation Facilities, Including County Transportation Work.**

9.1. Owner's sole obligation concerning Transportation Facilities (including Deficient Facilities) in connection with the Project as permitted by the 2017 Golden Ocala Approvals shall be to construct Entrance Improvements, and pay or perform Proportionate Share Mitigation, all as required hereunder (except with respect to Deficient Facilities) to be mitigated by Owner pursuant to the New Traffic Study and any future amendment to this Amended Development Agreement.

9.2. County shall be obligated, at its sole expense (except to the extent to which it may use Owner's Proportionate Share Mitigation) to construct or improve additional Transportation Facilities (including, without limitation, the 80th Avenue Project and the County Transportation Work described in Revised Paragraphs 1.25 and 6.4, as necessary to meet applicable level of service standards.

8. **Impact Fee Credits**. Original Paragraph 11.14 is amended to add Revised Paragraph 11.4.13 to read as follows:

11.4.13. Owner shall not be entitled to Impact Fee Credits for the County Transportation Work except as set forth in the Conveyance Agreement and in Revised Paragraph 6.5.

9. **Adopted Pursuant to Florida Local Government Development Agreement Act**. This First Amendment has been adopted pursuant to the "Florida Local Government Development Agreement Act" (codified at Sections 163.3220 through 163.3243, Florida Statutes (2020)).

10. **Joinder by Parcel Titleholders**.

10.1. Pursuant to Original Paragraph 18, entities other than the Former Owner under the Original Agreement (the "Parcel Titleholders") were obligated to enter into joinders to the Original Agreement.

10.2. Following the Original Agreement, however, the Parcel Titleholders conveyed their interests to the entities designated as Owner hereunder.

10.3. Therefore, by executing this First Amendment, all of the entities that own the Property are now parties to the Amended Development Agreement and it is not necessary for any other entities to join herein.

11. **Fire Truck**.

11.1. For purposes of this First Amendment Paragraph 11, the following terms have the following meanings:

11.1.1. *Fire Truck Payment* – The payment in the amount of $1,300,000.00 to be made by Owner pursuant to First Amendment Paragraph 11.2

11.1.2. *Fire Truck Reimbursement* – The amount to be paid to Owner by County as and when set forth in First Amendment Paragraph 11.3.

11.2. Owner shall pay to County the sum of $1,300,000.00 (the "Fire Truck Payment") to totally or partially fund a new fire truck that will be capable of providing fire protection to the WEC Hotel (and other improvements that may be built by Owner on the Property and perhaps by others elsewhere in Marion County), and that will be assigned by the Marion County Fire Department to a County Fire Station located in such proximity to the WEC as to be able to provide adequate fire service to the WEC. The Fire Truck Payment shall be made within thirty (30) days of a request for payment from County which may not be made before both of the following have occurred: (a) the 2020 Golden Ocala Approvals become effective pursuant to applicable law, including Section 163.3184, Florida Statutes; and (b) Marion County needs the Fire Truck Payment to order the new fire truck or to pay for the new fire truck after delivery.

11.3. In recognition that the public, and other property owners, will benefit by the provision of the New Fire Truck being funded with the Fire Truck Payment, County agrees to pay to Owner the Fire Truck Reimbursement as follows:

11.3.1. At such time as County determines the Fire Truck Reimbursement is payable pursuant to First Amendment Paragraph 11.2, County shall provide Owner written notice of its intent to either (a) pay the Fire Truck Reimbursement in full on July 1, 2022, or (b) issue a note payable from legally available revenues of County in annual installments commencing July 1, 2022 and each July 1 thereafter, in the annual amount of $250,000.00 for payments one through five, and $50,000.00 for the sixth and final payment. If County chooses to issue a note, such note shall be prepayable at any time without penalty and County shall pay any documentary excise taxes due.

11.3.2. The Fire Truck Reimbursement shall continue until the amount of the Fire Truck Payment has been paid to Owner.

11.4. Further, as additional consideration for Owner's payment of the Fire Truck Payment, County agrees that concerning real property owned by Owner with Marion County Tax Parcel ID Numbers 23204-017-00, 23204-018-00 and 23204-023-00 (which real property is not included in the Property subject to this Amended Development Agreement), County consents to Owner connecting such Property to water and wastewater lines owned and operated by the City of Ocala, a Florida municipal corporation ("City") and to City providing water and wastewater service to such Property perpetually thereafter.

12. **General Provisions**.

12.1. Notices.

12.1.1. All notices, requests, consents and other communications (each a "Communication") required or permitted under the Amended Development Agreement shall be in writing (including emailed communication) and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, emailed or mailed by Registered or Certified Mail (postage pre-paid), Return Receipt Requested, addressed as follows or to such other addresses as any party may designate by Communication complying with the terms of this First Amendment Paragraph 12.1:

12.1.1.1. If to County: County Administrator, 601 SE 25th Avenue, Ocala, FL 34471;

a. With a copy to: County Planning Director, 2710 E. Silver Springs Boulevard, Ocala, FL 34470;

b. With a copy to: County Attorney, 601 SE 25th Avenue, Ocala, FL 34471.

12.1.1.2. If to Owner: Attn: Corporate Legal Department, 600 Gillam Road, Wilmington, Ohio 45177; email: none (do not use email for this address);

a. With a copy to: Don DeLuca, 7290 College Parkway, Suite 400, Fort Myers, FL 33907; email: ddeluca@rlcarriers.com.

b. With a copy to: W. James Gooding III, 1531 SE 36th Avenue, Ocala, FL 34471; email: jgooding@ocalalaw.com.

12.1.2. Each such Communication shall be deemed delivered:

12.1.2.1. On the date of delivery if by personal delivery with signed receipt thereof;

12.1.2.2. On the date of email transmission if by email (subject to First Amendment Paragraph 12.1.5); and

12.1.2.3. If the Communication is mailed, on the earlier of: (a) the date upon which the Return Receipt is signed; or (b) the date upon which delivery is refused.

12.1.2.4. Notwithstanding the foregoing, service by personal delivery delivered, or by email sent, after 5:00 p.m. shall be deemed to have been made on the next day that is not a Saturday, Sunday, or legal holiday.

12.1.3. If a Communication is delivered by multiple means, the Communication shall be deemed delivered upon the earliest date determined in accordance with First Amendment Paragraph 12.1.2.

12.1.4. If the above provisions require Communication to be delivered to more than one person (including a copy), the Communication shall be deemed delivered to all such persons on the earliest date it is delivered to any of such persons.

12.1.5. Concerning Communications sent by email:

12.1.5.1. The Communication shall not be deemed to have been delivered if the sender receives a message from the sender's or the recipient's internet service provider or otherwise that the email was not delivered or received but, if the email was sent by the sender on the last day of a deadline or other time period established by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

12.1.5.2. If the sender receives an automatic reply message indicating that the recipient is not present to receive the email (commonly referred to as an "out of the office message"), the email shall not be deemed delivered until the recipient returns but, if the email was sent by the sender on the last day of a deadline or other time period established by the Amended Development Agreement, the time for the sender to re-send the Communication by a different authorized means shall be extended one (1) business day;

12.1.5.3. Any email that the recipient replies to, or forwards to any person, shall be deemed delivered to the recipient.

12.1.5.4. The sender must print the email to establish that it was sent (though it need not do so at the time the email was sent); and

12.1.5.5. The sender shall maintain the digital copy of the email in its email system for a period of no less than one year after it was sent.

12.2. Exhibits.

12.2.1. The Exhibits attached to this First Amendment are as follows:

12.2.1.1. **Exhibit A** – Property

12.2.1.2. **Exhibit B** – County Transportation Work

12.2.1.3. **Exhibit C** – US 27 County Transportation Work

12.2.1.4. **Exhibit D** – SR 40 County Transportation Work

12.2.1.5. **Exhibit E** – New 2020 Parcels

12.3. Effective Date. This First Amendment shall become effective upon the later of the following:

12.3.1. The recording of the fully executed Agreement in the Public Records of Marion County, Florida, as set forth in Section 163.3239, Florida Statutes; or

12.3.2. The date that the 2020 Golden Ocala Approvals become effective under applicable law including, without limitation, Section 163.3184, Florida Statutes.

12.4. Entire Understanding. This First Amendment represents the entire understanding and Agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations (if any) made by and between the parties. The provisions of this First Amendment may not be amended, supplemented, waived, or changed orally but only by a writing making specific reference to this First Amendment signed by the party as to whom enforcement of any such amendment, supplement, waiver, or modification is sought.

13. **Effect on Original Agreement.** Except as expressly set forth herein, the Original Agreement is not amended or modified. All references herein or in the Original Agreement to "this First Amendment," "the Agreement," or similar terms shall be deemed to refer to the Amended Development Agreement.

THEREFORE, the Parties have executed this First Amendment as of the Effective Date.

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MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners

By: _____
Jeff Gold, Chairman

BCC Approved: 12/16/2020

ATTEST:

_____
Gregory C. Harrell, Clerk

For use and reliance of Marion County only, approved as to form and legal sufficiency:

_____
Matthew Guy Minter, County ~~Attorney~~

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 19, 2021, by Jeff Gold, as Chairman of the Board of County Commissioners of Marion County, Florida, a political subdivision of the State of Florida, on behalf of the County.

DEBRA WINDBERG
Commission # GG 307882
Expires March 28, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

_____
Notary Public, State of Florida
Name: Debra Windberg
(Please print or type)

Commission Number: GG 307882
Commission Expires: March 28, 2023

Notary: Check one of the following:

X Personally known OR

____ Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

Equestrian Operations, L.L.C., an Ohio limited liability company

Dee Beck
Witness

Dee Beck
Print Witness Name

Witness

DUSTIN M. OLSEN
Print Witness Name

By: R L Roberts
Ralph L. Roberts SR.
as Chairman of the Board

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 15, 2021, by Ralph L. Roberts SR. as Chairman of the Board of Equestrian Operations, L.L.C., an Ohio limited liability company, on behalf of the company.

Dee Beck
Notary Public, State of Florida
Name: Dee Beck
(Please print or type)

Commission Number: GG950121
Commission Expires: Jan. 22, 2024

DEE BECK
MY COMMISSION EXPIRES JANUARY 22, 2024
#GG 950121
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary: Check one of the following:
X Personally known OR
___ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company

Dee Beck
Witness

Dee Beck
Print Witness Name

Witness

Dustin M Owen
Print Witness Name

By: Ralph L. Roberts
Ralph L. Roberts SR.
as Chairman of the Board

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 15, 2021, by Ralph L. Roberts SR, as Chairman of the Board of Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, on behalf of the company.

Dee Beck
Notary Public, State of Florida
Name: Dee Beck
(Please print or type)

Commission Number: GG950121
Commission Expires: Jan. 22, 2024

DEE BECK
MY COMMISSION EXPIRES JANUARY 22, 2024
#GG 950121
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary: Check one of the following:
X Personally known OR
___ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

R.L.R. Investments, LLC, an Ohio limited liability company

Dee Beck
Witness

Dee Beck
Print Witness Name

Witness

Dustin M. Olsen
Print Witness Name

By: Ralph L. Roberts SR.
as Chairman of the Board

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 15, 2021, by Ralph L. Roberts SR. as Chairman of the Board of R.L.R. Investments, LLC, an Ohio limited liability company, on behalf of the company.

Dee Beck
Notary Public, State of Florida
Name: Dee Beck
(Please print or type)

Commission Number: GG 950121
Commission Expires: Jan. 22, 2024

DEE BECK
MY COMMISSION EXPIRES JANUARY 22, 2024
#GG 950121
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary: Check one of the following:
X Personally known OR
___ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

Roberts Development Corporation, an Ohio corporation

Dee Beck
Witness

Dee Beck
Print Witness Name

Witness

Dustin M. Owen
Print Witness Name

By: Ralph L. Roberts SR.
as Chairman of the Board

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 15, 2021, by Ralph L. Roberts SR as Chairman of the Board of R.L.R. Investments, LLC, an Ohio limited liability company, on behalf of the company.

Dee Beck
Notary Public, State of Florida
Name: Dee Beck
(Please print or type)

Commission Number: GG950121
Commission Expires: Jan. 22, 2024

DEE BECK
MY COMMISSION EXPIRES JANUARY 22, 2024
#GG 950121
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary: Check one of the following:
X Personally known OR
___ Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

EXHIBIT A

2017 PROPERTY

PARCEL 1

A PARCEL OF LAND LYING IN SECTIONS 1, 2, 11, 12, 13 AND 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST; AND SECTIONS 35 AND 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST; AND SECTION 6, TOWNSHIP 15 SOUTH, RANGE 21 EAST; AND SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE S.89°12'24"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 2, 30.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 100TH AVENUE (WIDTH VARIES) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS. THENCE N.01°16'34"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 652.47 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°12'11"E., 3269.27 FEET; THENCE N.01°21'07"E., 10.00 FEET; THENCE S.89°12'11"E., 662.88 FEET; THENCE N.01°29'33"E., 660.95 FEET; N.89°11'10"W., 2646.61 FEET; THENCE N.01°09'51"E., 1323.61 FEET; THENCE N.01°13'58"E., 1262.57 FEET; THENCE N.48°19'18"W., 98.72 FEET; THENCE N.89°18'46"W., 720.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 95TH AVENUE ROAD (WIDTH VARIES); THENCE N.35°57'08"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 1208.94 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.34°36'33"E., 194.48 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.39°10'57"E., 231.10 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°37'25"E., ALONG SAID SOUTH BOUNDARY, 2504.55 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.01°17'38"E., 1209.29 FEET; THENCE N.89°35'39"W., 1437.08 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF N.W. 95TH AVENUE ROAD, SAID POINT BEING ON A 736.57 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.30°47'14"E. 138.66 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 10°48'06", A DISTANCE OF 138.86 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°33'33"E., 31.64 FEET TO THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE S.89°35'39"E., ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SAID SECTION 35, 1268.90 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.23°11'28"E., 989.99 FEET; THENCE N.23°57'35"E., 638.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N. U.S. HIGHWAY 27 (WIDTH VARIES), SAID POINT BEING ON A 1532.60 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.73°13'40"E. 854.04 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'23", A DISTANCE OF 865.50 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.89°24'22"E., 119.00 FEET TO THE N.E. CORNER OF "GREY OAKS", AS RECORDED IN BOARD OF COUNTY COMMISSIONERS EASEMENTS BOOK 1, PAGES 1 AND 2, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE BOUNDARY OF SAID "GREY OAKS" THE FOLLOWING NINE (9) COURSES: (1) S.00°43'17"W., 1256.80 FEET; (2) N.89°14'22"W., 189.91 FEET; (3) N.89°41'14"W., 661.80 FEET; (4) S.00°48'53"W., 740.73 FEET; (5) S.00°51'27"W., 1928.27 FEET; (6) S.89°27'05"E., 664.72 FEET; (7) S.88°31'01"E., 1321.97 FEET; (8) N.00°52'56"E., 1365.69 FEET; (9) N.00°40'49"E., 2582.83 FEET TO

THE N.W. CORNER OF TRACT 1 OF "GOLDEN OCALA UNIT NO. ONE", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "W", PAGES 75 THROUGH 80, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED N. U.S. HIGHWAY NO. 27; THENCE S.89°23'15"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 2068.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.00°35'05"W., 145.45 FEET; THENCE S.89°24'55"E., 149.96 FEET; THENCE N.00°35'05"E., 145.48 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S.89°25'33"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.89°25'33"E., 184.81 FEET TO THE N.E. CORNER OF TRACT "J", "RLR GOLDEN OCALA UNIT NO. THREE PLAT", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 110 THROUGH 119, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE BOUNDARY OF SAID "RLR GOLDEN OCALA UNIT NO. THREE PLAT" THE FOLLOWING FIFTEEN (15) COURSES: (1) S.00°35'31"W., 525.48 FEET; (2) N.89°28'19"W., 550.72 FEET; (3) S.00°37'15"W., 791.38 FEET; (4) S.31°23'32"E., 827.06 FEET; (5) S.00°19'49"W., 600.14 FEET; (6) S.89°40'42"E., 286.11 FEET; (7) S.00°22'35"W., 1290.38 FEET; (8) S.85°30'19"E., 893.72 FEET; (9) N.65°33'19"E., 199.87 FEET; (10) S.61°04'53"E., 499.86 FEET; (11) N.11°44'07"E., 199.98 FEET; (12) N.70°19'54"E., 229.21 FEET; (13) N.20°25'51"E., 500.11 FEET; (14) N.61°33'40"W., 559.73 FEET; (15) N.05°41'20"W., 548.44 FEET TO THE S.W. CORNER OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°37'32"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 31, 900.74 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°31'49"E., 1099.23 FEET; THENCE S.89°35'46"E., 803.68 FEET; THENCE N.06°46'07"E., 1231.92 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF N. U.S. HIGHWAY NO. 27; THENCE S.77°25'51"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 3317.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 70TH AVENUE ROAD (WIDTH VARIES); THENCE S.00°32'30"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, 989.62 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S.84°46'23"W., 5.03 FEET; THENCE N.89°27'30"W., 250.00 FEET; THENCE S.00°32'30"W., 233.00 FEET; THENCE S.89°27'30"E., 243.28 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID N.W. 70TH AVENUE ROAD, SAID POINT BEING ON A 450.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.36°39'55"W. 349.42 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 45°41'25", A DISTANCE OF 358.85 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) S.59°24'14"W., 129.61 FEET; (2) S.59°28'46"W., 876.12 FEET; (3) S.00°27'58"W., 11.66 FEET; (4) S.59°28'46"W., 3397.02 FEET TO A POINT ON A 2393.63 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.40°23'19"W. 1565.75 FEET; (5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°10'54", A DISTANCE OF 1595.10 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.89°31'43"W., 938.79 FEET; THENCE S.00°24'50"W., 288.11 FEET; THENCE N.89°31'43"W., 520.03 FEET; THENCE S.00°31'16"W., 361.51 FEET; THENCE S.89°31'43"E., 1320.44 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES), SAID POINT BEING ON A 2383.63 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.02°55'31"W. 202.66 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°52'23", A DISTANCE OF 202.72 FEET; (2) S.00°30'39"W., 1323.58 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 20 EAST; (3) S.03°06'11"E., 502.98 FEET; (4) S.00°21'45"W., 159.62 FEET; (5) S.00°25'11"W., 1349.93 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.87°30'36"W., 1318.04 FEET; THENCE S.00°24'04"W., 636.26 FEET; THENCE S.89°32'54"E., 364.85 FEET; THENCE S.87°38'44"E., 952.93 FEET TO A POINT ON AFORESAID WESTERLY

RIGHT OF WAY LINE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S.00°36'56"W., 1297.31 FEET; (2) S.00°28'33"W., 1324.88 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.87°50'14"W., ALONG SAID SOUTH BOUNDARY, 2684.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 12; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.87°49'18"W., 1358.10 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE S.00°18'31"E., ALONG SAID EAST BOUNDARY, 1004.06 FEET; THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°15'48"W., 1609.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST HIGHWAY 40 (WIDTH VARIES); THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) N.88°52'11"W., 808.86 FEET; (2) N.88°55'14"W., 561.55 FEET TO A POINT ON A 22579.55 FOOT RADIUS CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING AND DISTANCE OF N.89°33'45"W. 502.84 FEET; (3) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°16'34", A DISTANCE OF 502.85 FEET; (4) S.89°49'55"W., 2111.23 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.00°19'29"E., ALONG SAID EAST BOUNDARY, 2643.84 FEET TO A POINT ON THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 14; THENCE N.89°55'19"W., ALONG SAID NORTH BOUNDARY, 2579.41 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 100TH AVENUE (WIDTH VARIES); THENCE N.00°46'14"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 1347.69 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°44'18"E., 612.05 FEET; THENCE N.00°48'23"E., 495.45 FEET; THENCE N.89°45'36"W., 612.37 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE N.00°46'11"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 178.82 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°40'00"E., 1270.04 FEET; THENCE N.00°50'53"E., 671.74 FEET; THENCE N.89°34'39"W., 1264.68 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N.00°45'55"E., 337.03 FEET; (2) N.00°02'30"W., 1520.80 FEET; (3) N.00°45'52"W., 837.92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

PARCEL 2

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF THE EAST 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE N.00°42'10"E., ALONG THE WEST BOUNDARY OF THE EAST 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 35, 1328.43 FEET; THENCE S.89°34'51"E., 1556.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 95TH AVENUE ROAD (WIDTH VARIES), SAID POINT BEING ON A 676.67 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.38°57'22"W. 262.23 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°20'42", A DISTANCE OF 263.90 FEET; (2) S.50°06'46"W., 473.48 FEET TO A POINT ON A 484.17 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.39°26'31"W. 179.68 FEET; (3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°23'14", A DISTANCE OF 180.73 FEET; (4) S.28°45'05"W., 198.60 FEET TO A POINT ON A 1076.88 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A

CHORD BEARING AND DISTANCE OF S.37°16'24"W. 320.39 FEET; (5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°06'37", A DISTANCE OF 321.59 FEET; (6) S.45°52'23"W., 351.20 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 35; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF SAID SECTION 35 THE FOLLOWING TWO (2) COURSES: (1) S.89°43'02"W., 56.98 FEET; (2) N.89°27'07"W., 331.66 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

TOGETHER WITH

2020 PROPERTY

(Includes 2017 Property and additional real property. See Exhibit E for sketch of New 2020 Parcels.)

TRACT 1

A PARCEL OF LAND LYING IN SECTIONS 1, 2, 11, 12, 13 AND 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST; AND SECTIONS 35 AND 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST; AND SECTION 6, TOWNSHIP 15 SOUTH, RANGE 21 EAST; AND SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE S.89°12'24"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 2, 30.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 100TH AVENUE (WIDTH VARIES) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS. THENCE N.01°16'34"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 692.47 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°12'11"E., 2066.07 FEET; THENCE N.01°14'35"E., 631.47 FEET; THENCE N.89°11'10"W., 777.66 FEET; THENCE N.01°09'51"E., 1323.61 FEET; THENCE N.01°13'58"E., 1262.57 FEET; THENCE N.48°19'18"W., 98.72 FEET; THENCE N.89°18'46"W., 720.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 95TH AVENUE ROAD (WIDTH VARIES); THENCE N.35°57'08"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 1208.94 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.34°36'33"E., 194.48 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.39°10'57"E., 231.98 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.45°44'36"E., 290.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1136.88 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N.37°14'40"E. 338.33 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 17°06'52", A DISTANCE OF 339.59 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.28°43'08"E., 198.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 416.41 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N.39°40'07"E. 157.81 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 21°50'48", A DISTANCE OF 158.77 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.50°03'43"E. 473.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 736.57 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N.37°45'23"E. 315.58 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY

LINE, THROUGH A CENTRAL ANGLE OF 24°44'24", A DISTANCE OF 318.05 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°33'33"E., 31.64 FEET TO THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE S.89°35'39"E., ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SAID SECTION 35, 1268.90 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.23°11'28"E., 989.99 FEET; THENCE N.23°57'35"E., 638.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY 27 (WIDTH VARIES), SAID POINT BEING ON A 1532.60 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.73°13'40"E. 854.04 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°21'23", A DISTANCE OF 865.50 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.89°24'22"E., 119.00 FEET TO THE N.E. CORNER OF "GREY OAKS", AS RECORDED IN BOARD OF COUNTY COMMISSIONERS EASEMENTS BOOK 1, PAGES 1 AND 2, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE BOUNDARY OF SAID "GREY OAKS" THE FOLLOWING NINE (9) COURSES: (1) S.00°43'17"W., 1256.80 FEET; (2) N.89°14'22"W., 189.91 FEET; (3) N.89°41'14"W., 661.80 FEET; (4) S.00°48'53"W., 740.73 FEET; (5) S.00°51'27"W., 1928.27 FEET; (6) S.89°27'05"E., 664.72 FEET; (7) S.88°31'01"E., 1321.97 FEET; (8) N.00°52'56"E., 1365.69 FEET; (9) N.00°40'49"E., 2582.83 FEET TO THE N.W. CORNER OF TRACT 1 OF "GOLDEN OCALA UNIT NO. ONE", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "W", PAGES 75 THROUGH 80, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED NORTH U.S. HIGHWAY 27; THENCE S.89°23'15"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 2068.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.00°35'05"W., 145.45 FEET; THENCE S.89°24'55"E., 149.96 FEET; THENCE N.00°35'05"E., 145.48 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S.89°25'33"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1625.85 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.00°40'31"W., 135.02 FEET; THENCE S.89°22'35"E., 268.63 FEET; THENCE N.00°58'29"E., 135.16 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE, SAID POINT BEING ON A 5629.58 FOOT RADIUS CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING AND DISTANCE OF N.83°15'59"E. 1144.74 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE 11°40'15", A DISTANCE OF 1146.72 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S.77°25'51"E., 3878.94 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 70TH AVENUE ROAD (WIDTH VARIES); THENCE S.00°32'30"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, 990.11 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S.84°46'23"W., 5.03 FEET; THENCE N.89°27'30"W., 250.00 FEET; THENCE S.00°32'30"W., 233.00 FEET; THENCE S.89°27'30"E., 243.28 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID N.W. 70TH AVENUE ROAD, SAID POINT BEING ON A 450.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.36°31'42"W. 349.81 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 45°44'38", A DISTANCE OF 359.27 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) S.59°24'01"W., 129.92 FEET; (2) S.59°28'46"W., 876.18 FEET; (3) S.00°27'58"W., 11.66 FEET; (4) S.59°28'46"W., 3397.02 FEET TO A POINT ON A 2393.63 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.40°23'19"W. 1565.75 FEET; (5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°10'54", A DISTANCE OF 1595.10 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.89°31'43"W., 938.79 FEET; THENCE S.00°24'50"W., 288.11

FEET; THENCE N.89°31'43"W., 520.03 FEET; THENCE S.00°31'16"W., 361.51 FEET; THENCE S.89°31'43"E., 1320.44 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES), SAID POINT BEING ON A 2383.63 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.02°55'31"W. 202.66 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°52'23", A DISTANCE OF 202.72 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S.00°30'39"W., 1323.58 FEET TO A POINT ON THE SOUTH BOUNDARY OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 20 EAST; (2) S.03°06'11"E., 502.98 FEET; (3) S.00°21'45"W., 159.62 FEET; (4) S.00°25'11"W., 2009.13 FEET; (5) S.00°29'08"W., 1297.39 FEET; (6) N.87°45'15"W., 3.00 FEET (7) S.00°28'33"W., 1324.88 FEET; TO A POINT ON THE SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.87°50'14"W., ALONG SAID SOUTH BOUNDARY, 2684.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 12; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.87°49'18"W., 1358.10 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE S.00°18'14"W., ALONG SAID EAST BOUNDARY, 1294.75 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S.88°06'30"E., 617.32 FEET; THENCE S.00°15'27"W., 723.06 FEET; THENCE S.88°50'12"E., 290.13 FEET; THENCE N.00°46'46"E., 217.87 FEET; THENCE S.88°27'44"E., 444.76 FEET; THENCE SOUTH 303.76 FEET; THENCE S.88°29'51"E., 1344.94 FEET; THENCE S.01°01'42"W., 321.36 FEET; THENCE N.88°30'57"W., 893.39 FEET; THENCE S.01°29'15"W., 178.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST HIGHWAY 40 (WIDTH VARIES); THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) N.88°30'56"W., 875.18 FEET; (2) N.88°56'18"W., 924.23 FEET; (3) N.88°52'11"W., 808.19 FEET; (4) N.88°55'14"W., 561.55 FEET TO A POINT ON A 22579.55 FOOT RADIUS CURVE CONCAVE SOUTHERLY, HAVING A CHORD BEARING AND DISTANCE OF N.89°33'45"W. 502.84 FEET; (5) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°16'34", A DISTANCE OF 502.85 FEET; (6) S.89°49'55"W., 2111.23 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.00°19'29"E., ALONG SAID EAST BOUNDARY, 2643.84 FEET TO A POINT ON THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 14; THENCE N.89°55'19"W., ALONG SAID NORTH BOUNDARY, 2579.41 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 100TH AVENUE (WIDTH VARIES); THENCE N.00°46'14"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 1347.69 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°44'18"E., 612.05 FEET; THENCE N.00°48'23"E., 495.45 FEET; THENCE N.89°45'36"W., 612.37 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE N.00°46'11"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 178.82 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°40'00"E., 1270.04 FEET; THENCE N.00°50'53"E., 671.74 FEET; THENCE N.89°34'39"W., 1264.68 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N.00°45'55"E., 337.03 FEET; (2) N.00°02'30"W., 1520.80 FEET; (3) N.00°45'52"E., 837.92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

TRACT 2

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF THE NORTH 1/2 OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE N.01°22'58"E., ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 10, 2682.10 FEET TO THE N.E. CORNER OF FELLOWSHIP ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK S, PAGES 81 THROUGH 84, PUBLIC RECORDS MARION COUNTY, FLORIDA; THENCE S.89°39'53"W., ALONG THE NORTH BOUNDARY OF SAID FELLOWSHIP ACRES, 2685.52 FEET; THENCE N.00°46'12"E., 661.10 FEET; THENCE N.89°27'47"E., 2693.01 FEET TO A POINT ON THE AFOREMENTIONED WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 10; THENCE DEPARTING SAID WEST BOUNDARY, N.89°50'19"E., 2580.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 100TH AVENUE (WIDTH VARIES); THENCE S.00°32'57"E., ALONG SAID WEST RIGHT OF WAY LINE, 673.07 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S.89°51'52"W., 1295.59 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE S.01°07'28"W., ALONG SAID WEST BOUNDARY, 1344.17 FEET TO THE S.W. CORNER OF THE EAST 1/2 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE S.02°49'23"W., 1015.23 FEET; THENCE S.00°47'27"W., 330.06 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE N.89°46'59"W., ALONG SAID SOUTH BOUNDARY, 1291.94 FEET TO THE POINT OF BEGINNING.

TRACT 3

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF THE EAST 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE N.00°42'10"E., ALONG THE WEST BOUNDARY OF THE EAST 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 35, 1328.43 FEET; THENCE S.89°34'51"E., 1556.32 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 95TH AVENUE ROAD (WIDTH VARIES), SAID POINT BEING ON A 676.67 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.38°57'22"W. 262.23 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°20'42", A DISTANCE OF 263.90 FEET; (2) S.50°06'46"W., 473.48 FEET TO A POINT ON A 484.17 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.39°26'31"W. 179.68 FEET; (3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°23'14", A DISTANCE OF 180.73 FEET; (4) S.28°45'05"W., 198.60 FEET TO A POINT ON A 1076.88 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.37°16'24"W. 320.39 FEET; (5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°06'37", A DISTANCE OF 321.59 FEET; (6) S.45°52'23"W., 351.20 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 35; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF SAID SECTION 35 THE FOLLOWING TWO (2) COURSES: (1) S.89°43'02"W., 56.98 FEET; (2) N.89°27'07"W., 331.66 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

TRACT 4

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 20 EAST; THENCE S.00°44'08"W., ALONG THE WEST BOUNDARY OF SAID SECTION, 2700.90 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID WEST BOUNDARY, S.88°14'53"E., 175.63 FEET; THENCE N.83°22'15"E., 132.81 FEET; THENCE S.89°34'03"E., 1003.72 FEET; THENCE S.01°15'14"E., 82.48 FEET; THENCE N.89°57'15"E., 1315.25 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 95TH AVENUE ROAD (60 FEET WIDE); THENCE S.01°01'22"W., ALONG SAID WEST RIGHT OF WAY LINE, 914.02 FEET TO A POINT ON A 680.94 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.10°48'39"E. 231.52 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°34'32", A DISTANCE OF 232.65 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N.89°35'11"W., 2583.97 FEET TO A POINT ON THE AFORESAID WEST BOUNDARY OF SAID SECTION 35; THENCE N.00°44'08"E., ALONG SAID WEST BOUNDARY, 1281.75 FEET TO THE POINT OF BEGINNING.

TRACT 5

A PORTION OF SECTIONS 19 AND 30, TOWNSHIP 14 SOUTH, RANGE 21 EAST AND SECTION 25, TOWNSHIP 14 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.W. CORNER OF THE EAST 1/2 OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH RANGE 20 EAST; THENCE S.89°27'10"E., A DISTANCE OF 1313.41 FEET TO THE S.W. CORNER OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE N.00°11'17"E., A DISTANCE OF 661.71 FEET TO THE N.W. CORNER OF SAID WEST 1/2 OF THE SOUTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4; THENCE S.89°17'46"E., A DISTANCE OF 1174.51 FEET TO THE N.E. CORNER OF THE EAST 1/2 OF SAID SOUTH 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4; THENCE N.00°25'09"E., A DISTANCE OF 307.74 FEET; THENCE S.89°30'18"E., A DISTANCE OF 3940.97 FEET TO THE WEST RIGHT OF WAY LINE OF N.W. HIGHWAY NO. 225A; THENCE S.00°29'48"W., ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 2004.68 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE S.00°30'19"W., A DISTANCE OF 1207.46 FEET; THENCE DEPARTING SAID WEST RIGHT OF LINE N.89°31'56"W., A DISTANCE OF 1101.35 FEET; THENCE S.01°17'28"W., A DISTANCE OF 394.60 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 30; THENCE N.89°31'55"W. ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 1514.60 FEET TO THE S.W. CORNER OF THE N.E. 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE N.00°34'34"E. ALONG THE WEST BOUNDARY LINE OF SAID N.E. 1/4, A DISTANCE OF 1169.79 FEET; THENCE DEPARTING SAID WEST BOUNDARY N.89°31'29"W., A DISTANCE OF 225.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 841.14 FEET, A CENTRAL ANGLE OF 50°04'57", A CHORD BEARING AND DISTANCE OF N.27°22'10"W., 712.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 735.24 FEET; THENCE N.37°39'06"E., A DISTANCE OF 151.09 FEET; THENCE N.00°38'21"E., A DISTANCE OF 250.00 FEET; THENCE N.89°31'29"W., A DISTANCE OF 432.03 FEET; THENCE S.09°40'16"W., A DISTANCE OF 213.56 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 841.14 FEET, A CENTRAL

ANGLE OF 09°11'45" AND A CHORD BEARING AND DISTANCE OF N.84°55'37"W., 134.86 FEET; THENCE WEST ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.00 FEET TO THE POINT OF TANGENCY; THENCE N.89°31'29"W., A DISTANCE OF 430.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1001.24 FEET, A CENTRAL ANGLE OF 24°47'07", A CHORD BEARING AND DISTANCE OF S.78°04'58"W., 429.75 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 433.12 FEET TO THE POINT OF TANGENCY; THENCE S.65°41'24"W., DISTANCE OF 1136.18 FEET; THENCE S.62°50'24"W., A DISTANCE OF 100.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 49°04'42", A CHORD BEARING AND DISTANCE OF S.32°11'04"W., 340.56 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 351.20 FEET; THENCE N.89°31'29"W., A DISTANCE OF 413.06 FEET; THENCE S.00°38'21"W., A DISTANCE OF 1330.01 FEET; THENCE N.89°31'29"W., A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE N.E. 1/4 OF SAID SECTION 25; THENCE N.00°38'21"E. ALONG SAID WEST LINE, A DISTANCE OF 2910.52 FEET TO THE POINT OF BEGINNING.

TRACT 6

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE N.89°37'05"W., A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. HIGHWAY NO. 225A (BEING A 50.00 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.00°33'37"W., A DISTANCE OF 1679.15 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 56°46'49", AND A CHORD OF 23.77 FEET, BEARING S.62°08'35"W.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 44TH LANE (BEING A 60.00 FOOT RIGHT OF WAY), AN ARC DISTANCE OF 24.78 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°28'01"W., A DISTANCE OF 1283.98 FEET TO THE S.E. CORNER OF BLOCK 'D' OF GOLDEN HILLS QUADRAVILLAS AS PER PLAT THEREOF, RECORDED IN PLAT BOOK T, PAGES 33 AND 34 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF SAID GOLDEN HILLS QUADRAVILLAS, N.00°30'30"E., A DISTANCE OF 490.95 FEET TO PERMANENT REFERENCE MONUMENT NO. 4 PER SAID PLAT; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING THREE (3) COURSES, (1) THENCE N.89°27'30"W., A DISTANCE OF 596.64 FEET TO PERMANENT REFERENCE MONUMENT NO. 3 PER SAID PLAT; (2) THENCE N.00°26'18"E., A DISTANCE OF 59.90 FEET TO PERMANENT REFERENCE MONUMENT NO. 2 PER SAID PLAT; (3) THENCE S.87°00'17"W., A DISTANCE OF 80.56 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4066, PAGE 1208 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°04'38"W., A DISTANCE OF 640.07 FEET; THENCE N.00°35'32"E., A DISTANCE OF 367.66 FEET; THENCE S.89°32'47"E., A DISTANCE OF 639.61 FEET; THENCE ALONG THE EAST BOUNDARY OF THE WEST 640 FEET OF THE N.E. 1/4 OF SAID SECTION 31 AND THE EAST BOUNDARY OF THE WEST 640 FEET OF THE S.E. 1/4 OF SAID SECTION 30, N.00°31'20"E., A DISTANCE OF 1317.45 FEET TO THE SOUTH BOUNDARY OF THE NORTH 2100 FEET OF THE S.E. 1/4 OF SAID SECTION 30; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°33'06"E., A DISTANCE OF 1983.24 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT OF WAY

LINE OF N.W. HIGHWAY NO. 225A; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID WEST RIGHT OF WAY LINE, S.00°31'05"W., A DISTANCE OF 548.80 FEET TO THE POINT OF BEGINNING.

TRACT 7

TRACT 9, GOLDEN HILLS TURF AND COUNTRY CLUB SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK H, PAGES 11, 11A AND 11B, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS AND EXCEPT ANY PART LYING WITHIN THE RIGHT OF WAY OF U.S. HIGHWAY 27.

TRACT 8

TRACT 10, GOLDEN HILLS TURF AND COUNTRY CLUB SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK H, PAGES 11, 11A AND 11B, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS AND EXCEPT ANY PART LYING WITHIN THE RIGHT OF WAY OF U.S. HIGHWAY 27.

TRACT 9

A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 31; THENCE N.89°37'05"W., A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. HIGHWAY NO. 225A (BEING A 50.00 FOOT RIGHT OF WAY); THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.00°33'37"W., A DISTANCE OF 1761.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S.00°33'37"W., A DISTANCE OF 891.26 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 31; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S.00°32'08"W., A DISTANCE OF 755.39 FEET; THENCE S.52°45'08"W., A DISTANCE OF 37.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY NO. 27 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID WEST RIGHT WAY LINE, ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES: (1) THENCE N.77°27'31"W., A DISTANCE OF 1062.28 FEET; (2) THENCE N.71°43'09"W., A DISTANCE OF 301.59 FEET; (3) THENCE N.77°30'53"W., A DISTANCE OF 99.99 FEET; (4) THENCE N.77°28'15"W., A DISTANCE OF 197.96 FEET; (5) THENCE N.80°23'50"W., A DISTANCE OF 300.06 FEET; (6) THENCE N.82°47'23"W., A DISTANCE OF 200.97 FEET; (7) THENCE N.77°25'51"W., A DISTANCE OF 488.63 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 31; (8) THENCE N.77°25'51"W., A DISTANCE OF 651.84 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.12°29'37"E., A DISTANCE OF 263.71 FEET; THENCE S.77°25'29"E., A DISTANCE OF 595.75 FEET TO THE S.E. CORNER OF GOLD LEAF SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 59 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°30'43"E., ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 31 AND ALONG THE WEST BOUNDARY OF SAID GOLD LEAF SUBDIVISION, A DISTANCE OF 224.30 FEET TO THE S.W. CORNER OF GOLDEN HILLS QUADRAVILLAS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGES 33 AND 34 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY MOST BOUNDARY OF SAID GOLDEN HILLS QUADRAVILLAS, S.89°33'29"E., A DISTANCE OF 640.19 FEET TO PERMANENT REFERENCE MONUMENT NO. 7 PER SAID PLAT; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT, N.00°29'54"E., A DISTANCE OF 449.64 FEET TO

PERMANENT REFERENCE MONUMENT NO. 6 PER SAID PLAT; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT, S.89°32'58"E., A DISTANCE OF 677.20 FEET TO PERMANENT REFERENCE MONUMENT NO. 5 PER SAID PLAT; THENCE ALONG THE EAST BOUNDARY OF SAID PLAT, N.00°30'30"E., A DISTANCE OF 188.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 44TH LANE (60 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY, S.89°28'01"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1283.96 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 56°37'02", AND A CHORD OF 23.71 FEET, BEARING S.61°09'29"E.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID RIGHT OF WAY CURVE, AN ARC DISTANCE OF 24.70 FEET TO THE POINT OF BEGINNING.

TRACT 10

A PARCEL OF LAND LYING WITHIN SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE N.00°31'17"E., ALONG THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 252.64 FEET; THENCE N.89°28'43"W., A DISTANCE OF 29.93 FEET TO THE POINT OF BEGINNING. THENCE S.00°34'24"W., A DISTANCE OF 222.89; THENCE N.89°42'37"W., ALONG A LINE 30 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 221.13 FEET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 225A; THENCE N.59°15'38"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 29.09 FEET TO A POINT ON A 530.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.43°47'36"E. 286.61 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 31°22'29", A DISTANCE OF 290.22 FEET TO THE POINT OF BEGINNING.

TRACT 11

A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 20 EAST; THENCE S.89°35'40"W., 1310.41 FEET TO A POINT ON THE EAST MAINTAINED RIGHT OF WAY LINE OF N.W. 72ND COURT; THENCE N.00°54'38"E., ALONG SAID EAST MAINTAINED RIGHT OF WAY LINE, 813.08 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.00°48'47"E., 125.11 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.00°35'00"E., 101.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF N.W. 70TH AVENUE ROAD; THENCE N.59°26'51"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 876.14 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 35TH STREET; THENCE S.89°42'28"E., ALONG SAID RIGHT OF WAY, 317.42 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.00°21'45"W., 10.00 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.89°42'28"E., 30.00 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.89°52'04"E., 205.26 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.89°33'27"E., 315.75 FEET; THENCE S.00°21'37"W., 679.62 FEET; THENCE S.89°14'42"E., 317.18 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 68TH AVENUE; THENCE S.00°21'15"W., ALONG SAID WEST RIGHT OF WAY LINE, 418.27 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N.89°39'57"W., 635.35 FEET; THENCE S.00°29'55"W., 362.15 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
COUNTY TRANSPORTATION WORK

Description of Improvement	Reference Under Original Agreement
US 27 County Transportation Work	
Second Westbound left-turn lane	Initial Intersection Improvements
Exclusive Northbound left-turn lane	Initial Intersection Improvements
Exclusive Southbound left-turn lane	Initial Intersection Improvements
Exclusive Northbound right-turn lane	Initial Intersection Improvements
Exclusive Westbound right-turn lane	Exhibit 5.1.2 of Original Agreement
SR 40 County Transportation Work	
Exclusive Southbound right-turn lane	Initial Intersection Improvements

EXHIBIT C
SKETCH OF US 27 COUNTY TRANSPORTATION WORK

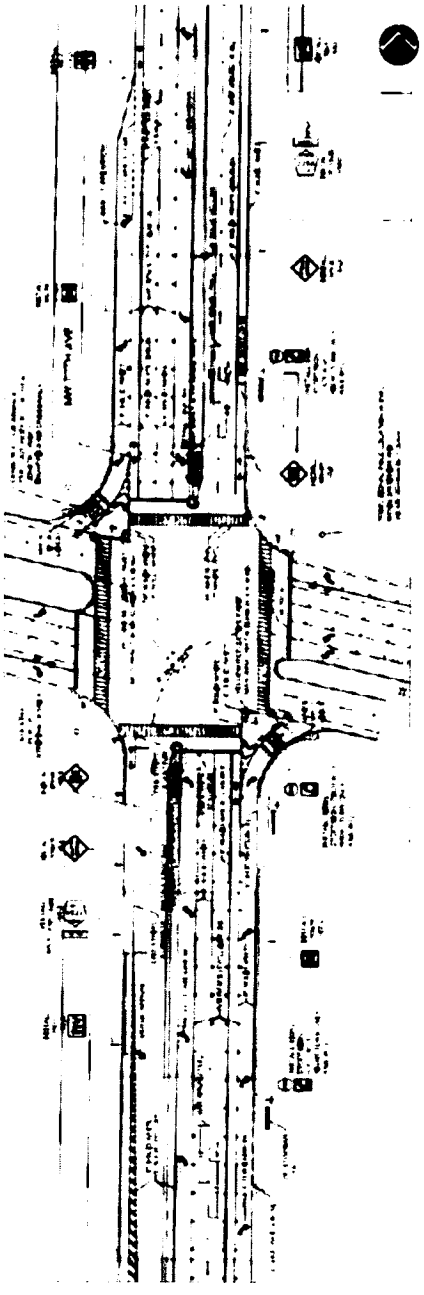


EXHIBIT D
SKETCH OF SR 40 COUNTY TRANSPORTATION WORK

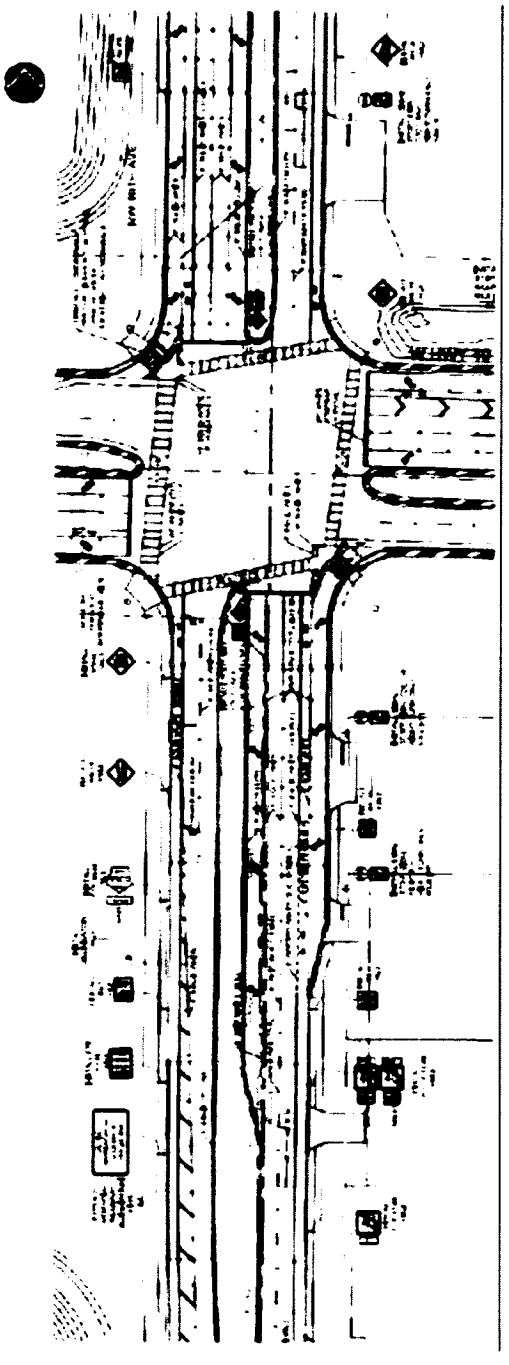
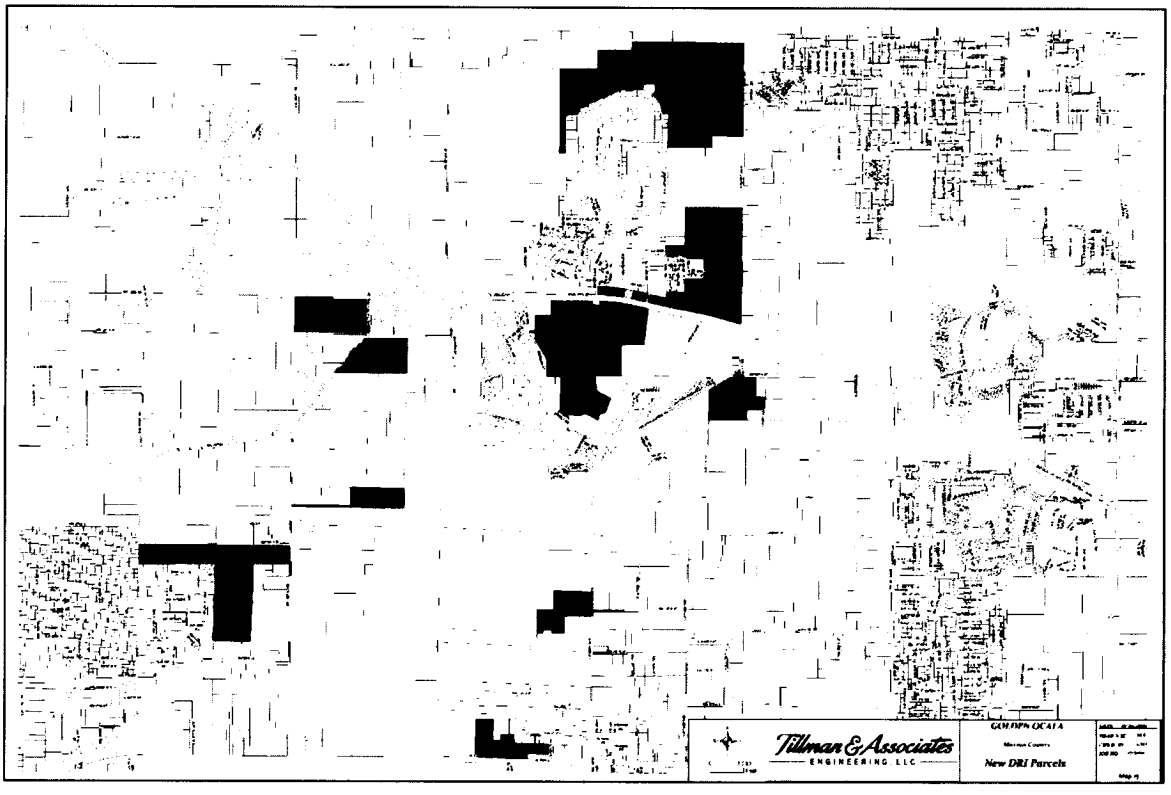


EXHIBIT E
NEW 2020 PARCELS



E:\JG\RLR\Transp 2020\Concurrency K\Exhibits with 2020 Property.docx

Marion County
Board of County Commissioners
Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

April 11, 2025

GOODING & BATSEL, PLLC
JAMES GOODING
1531 SE 36TH AVE
OCALA, FL 34471

SUBJECT: **DRC INFORMATIONAL LETTER**
PROJECT NAME: RLR GOLDEN OCALA (MASTER PROJECT NO PERMITS)
PROJECT #1999004491
APPLICATION: DEVELOPERS AGREEMENT/MODIFICATION #32573

Dear James,

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for the Development Review Committee on April 14, 2025. This will be a scheduled item and attendance is required.

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Developers Agreement
STATUS OF REVIEW: INFO
REMARKS: No objections.

2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Developers Agreement
STATUS OF REVIEW: INFO
REMARKS: Review to take place during report writing phase.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Verify compliance with Zoning, Article 4, and overlay zones as set forth in Article 5.
STATUS OF REVIEW: INFO
REMARKS: Review to take place during report writing phase.

4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Developers Agreement
STATUS OF REVIEW: INFO
REMARKS: 4/3/25 – RECOMMEND DENIAL: Applicant submitted applications to 1) Convert 236 acres of Low Residential land use to WEC land use; 2) Add Sports Facilities with acreage limits to WEC land use; 3) Replace existing 13,500 seat limit for Equestrian Facilities with 210-acre limit; 4) Increase existing limit on hotel rooms from 1,350 to 1,650 rooms; and 5) Remove existing restrictions on concerts.

County Traffic does not support the proposed changes for the following reasons:
1. The proposed land use change with the addition of sports facilities will increase the external daily project trips by 2,926 (131%) and increase the external afternoon peak hour project trips by 494 (223%) as compared to the existing Low Residential land use. This additional traffic will negatively impact operations on 7 roadway segments on SR 40 that already exceed or come to close to exceeding their maximum level of service volume in the existing condition. County Traffic could only support approval of the WEC Sports Complex if the existing entitlements for Golden Ocala were reduced to achieve a net zero increase in project trips as compared to what's already approved for Golden Ocala.
2. There is no established practice of estimating trip generation for Equestrian Facilities or Sports Facilities based on acres of land. The ITE Trip Generation Manual does not include calculations based on acres, but rather number of seats for Horse Racetrack and number of fields for Soccer Complex. Using acres for project entitlements increases the uncertainty in the trip generation as well as the potential impacts to surrounding roadways.
3. County Traffic does not support increasing the limit on hotel rooms at this time. To date, Golden Ocala constructed 2 hotels with a total of 642 rooms. An additional 708 hotel rooms can be constructed before reaching the existing maximum entitlement of 1,350 rooms. Should additional hotel rooms be needed in the future, amendments to the project entitlements can be considered at that time.
4. Removing the existing restrictions on concerts will increase the potential for traffic issues on the surrounding intersections and roadway segments. The ITE Trip Generation Manual does not include a land use for concerts. Therefore, the full impacts of removing the concert restrictions cannot be quantified. The existing Development Agreement for Golden Ocala allows up to 4 concerts per calendar year subject to obtaining a special event permit from the County and providing a traffic management plan. This process ensures that potential traffic impacts are properly vetted prior to approval of the concert event. County Traffic does not support removing the requirements for a special event permit or traffic management plan for concerts. However, we are not opposed to allowing more than 4 concerts per calendar year.

Traffic study for the sports complex and the WEC will need to be approved prior to amendment of the developer's agreement. Additional comments may be forthcoming prior to finalization of agreement.

5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Developers Agreement
STATUS OF REVIEW: INFO
REMARKS: MCU service area with water and sewer mains installed in this area. Use and modification of these mains has been addressed in the Plat Vacation documents. No need to address utilities in this DA as a result.

6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Developers Agreement
STATUS OF REVIEW: INFO
REMARKS: N/A

7 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Developers Agreement
STATUS OF REVIEW: INFO
REMARKS: N/A

8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Developers Agreement
STATUS OF REVIEW: INFO
REMARKS: no comments

9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Verify compliance as applicable with Article 6.7, 6.8, and 6.9
STATUS OF REVIEW: INFO
REMARKS: no comments

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

From: Zeigler, Christopher
To: Rison, Christopher; Cohoon, Steven
Cc: Odom, Kenneth; Varadin, Chuck; Weyrauch, Kenneth
Subject: RE: WEC Development Agreement Amendment & status of "Traffic Studies"
Date: Thursday, February 5, 2026 12:14:26 PM

Chris,

I submitted my comments.

I proposed the following PUD Conditions:

1. A traffic management plan for events shall be developed and approved by the Office of the County Engineer through a right-of-way use permit. The plan shall be approved prior to final inspection of the initial phase of development of the WEC Sports Complex. The traffic management plan shall be updated when necessary as determined by the Office of the County Engineer.
2. All site access improvements required by the traffic study shall be permitted and constructed prior to final inspection of the initial phase of development of the WEC Sports Complex
3. A developer's agreement is required to address construction of the required offsite improvements including the proportionate share payment. The developer's agreement shall be finalized prior to the final inspection of the initial phase of development of the WEC Sports Complex.

Thanks,

Christopher Zeigler
Traffic Operations Manager
Office of the County Engineer
Main: 352-671-8686
Empowering Marion for Success!

From: Rison, Christopher <Christopher.Rison@marionfl.org>
Sent: Monday, February 2, 2026 4:32 PM
To: Cohoon, Steven <Steven.Cohoon@marionfl.org>; Zeigler, Christopher <Christopher.Zeigler@marionfl.org>
Cc: Odom, Kenneth <Kenneth.Odom@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Subject: WEC Development Agreement Amendment & status of "Traffic Studies"

Steven/Chris,

The first public hearing regarding the WEC Development Agreement is set for 2/18, so the agenda item does need to be uploaded this week.
I haven't heard if the traffic study items that were pending and anticipated to be complete by the end of January been finalized yet.

I opted to run the ad referencing that it is to consider deleting the prohibition for concerts, and may potentially update terms related to the developer's concurrency, impact fee credits, and transportation improvements provisions.

Jimmy Gooding has noted he would like it to move forward, but if we don't have any traffic discussions ready, then it would just be the concert prohibition, and Jimmy noted that another Development Agreement Amendment might be needed to address the traffic items. We might be able to propose that such a follow-up Amendment needs to be completed within a specified period of time – such as 1 year – and maybe have a limit on concerts until then for instance.

I'd like to get your thoughts on some of the options we may want to discuss with the hearing – that was I can have a better conversation with Jimmy.

Chris

Christopher Rison, AICP, FRA-RP
Senior Planner
Growth Services
Main: 352-438-2600 | Direct: 352-438-2624 | FAX: 352-438-2601
Empowering Marion for Success!

Marion County
Board of County Commissioners

Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Email: DevelopmentReview@marionfl.org

February 18, 2026

Kok Wan Mah
Kittelson & Associates

Subject: WEC Sports Complex
Plan Name:
Plan Number: 33437
Parcel Number: 21087-001-02
Additional Parcel Numbers:
Adjacent Street:
Intersecting Street From:
Intersecting Street To:

Dear Kok Wan,

The Traffic Study for the above referenced plan number was approved by the Office of the County Engineer on 2/4/26. The following comments, if any, are for your record.

A proportionate share agreement will be required for the identified improvements.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

KITTELSON & ASSOCIATES

WEC SPORTS COMPLEX TRAFFIC IMPACT ANALYSIS

MARION COUNTY, FLORIDA

October 2025, Updated January 2026

CONCLUSIONS

This traffic analysis was prepared to evaluate the traffic impacts associated with the proposed WEC Sports Complex development, located on the north side of SR 40 and west of NW 87 Court Road in Marion County, Florida, in support of obtaining concurrency approval through Marion County. The study analyzed future traffic conditions for year 2030 (which is the project build out year) following the approved TIA methodolgy. Supplimental analysis for year 2027 and 2045 was conducted on the request from the Marion County building upon the upon the findings of the approved West Marion Transportation Planning Study completed by Kimley-Horn in September 2023.

Findings:

Trip Generation

- The proposed development is projected to generate a net total of 7,169 new weekday daily trips, including 864 new PM peak-hour trips on weekdays and 1,491 new midday peak-hour trips on weekends.

Proposed Access

- Access to the development will be provided at four (4) locations: a) Directional access (Left-In/Right-In/Right-Out) approximately 7,970 feet west of SR 40 and NW 110th Avenue.
  b) Directional access (Left-In/Right-In/Right-Out) at the stop-controlled intersection of SR 40 and NW 92nd Avenue.
  c) Full access at the intersection of SR 40 and NW 87th Court, which will be signalized in the buildout year.
  d) Directional access (Left-In/Right-In/Right-Out) at the existing stop-controlled intersection of SR 40 and NW 1st Street/SW 85th Avenue.

Existing Conditions

- The study roadway segments generally operate acceptably and have sufficient capacity under existing conditions, except for the following SR 40 segments:
  - Urban Area Boundary to SW 140 Avenue
  - SW 140 Avenue to CR 328
  - CR 328 to SW 110 Avenue
- All study intersections operate at an overall Level of Service (LOS) D or better, and all movements have a v/c ratio below 1.00, except the westbound movement at SR 40 and SW 60th Avenue.

Background Conditions

- Roadway segments along CR 225A and NW 100th Avenue are projected to operate at acceptable LOS with v/c ratios below 1.00. Most SR 40 segments also perform adequately (LOS D or better, v/c < 1.00), except the SR 40 corridor between the Urban Area Boundary and SW 110th Avenue, which exceeds capacity (v/c > 1.00).
- All intersections are expected to operate at LOS E or better, except the following movements projected to have v/c > 1.00:
  - SR 40 and SW 80th Avenue
  - SR 40 and SW 60th Avenue

  - US 27 and SW 60th Avenue

- To address these deficiencies, the following intersection modifications have been proposed and evaluated based on future no-build volumes:
  - Add a right-turn lane with permitted overlap signal phase at both northbound and southbound approaches of SR 40 and SW 80th Avenue; increase cycle length from 125 to 150 seconds.
  - Add a second northbound left-turn lane, convert the permitted phase to protected, add a permitted southbound right-turn lane, and change the shared thru/right-turn lane to thru-only at SR 40 and SW 60th Avenue; increase cycle length from 145 to 160 seconds.
  - Increase the split for the westbound left-turn phase at US 27 and SW 60th Avenue.
- With these improvements, previously overcapacity movements are expected to operate acceptably, with v/c ratios dropping below 1.00 (see Table 6, rows 7, 9, and 15).

Buildout Conditions (2030)

- In addition to the deficiencies identified under background conditions, the following SR 40 segments are projected to reach or exceed capacity under buildout conditions:
  - SW 60 Avenue to SW 52 Avenue
  - SW 52 Avenue to I-75 Ramp (West)
  - I-75 Ramp (East) to SW 33 Avenue
  - SW 33 Avenue to SW 27 Avenue
- The development will contribute a proportionate fair share, as estimated by Marion County, toward widening these segments.
- Under future buildout conditions, study intersections are expected to operate at LOS E or better, with v/c ratios below 1.00.

Turn Lane Analysis

- The background turn lane analysis identified many left-turn lanes where the queue length is deficient. These turn lanes should be considered candidates for dual left-turn lanes.
- Based on turn lane analysis, the eastbound left-turn movement at SR 40/SW 80th Avenue and the eastbound left-turn movement at SR 40/I-75 northbound ramp have deficiencies exceeding 100 feet caused by project trips. The southbound left turn at SR 40 at SW 60th Avenue has nearly 100 feet deficiency feet caused by project.
- Turn lanes with a deficiency of less than 50 feet (2 car lengths) may be excluded from consideration for improvements, and the cost improving these turn lanes can be reallocated toward improving turn lanes with deficiencies (rounded to a car length) for the following turn lanes:
  - SR 40 at SW 80th Avenue: Eastbound Left Turn (150 feet)
  - SR 40 at SW 60th Avenue: Southbound Left Turn (100 feet) and Eastbound Left Turn (50 feet)
- The extension of the eastbound left turn lane storage length (deficiency rounded to a car length: 125 feet) at SR 40 at I-75 NB ramp and the westbound left turn lane storage length (deficiency rounded to a car length: 75 feet) at SR 40 at I-75 SB Ramp cannot be considered feasible. Because these two lanes are located in such a way increasing the storage length for one turn lane would

reduce the available space for the other. As a result, any improvements must consider this physical constraint.

Note that, under the 2030 no-build condition, the eastbound left turn lane storage length has a deficiency of 290 feet at SR 40 at I-75 NB ramp and the westbound left turn lane storage length has a deficiency of 415 feet at SR 40 at I-75 SB. For these movements, dual left turn lanes should be considered as an alternative.

- The development will provide a proportionate fair share, as estimated by Marion County, to mitigate these movements.

Supplemental Analysis – Year 2027

- The four intersections proposed by the county were analyzed. Under no-build conditions, all intersections operate at LOS D or better with v/c ratios below 1.00.
- Under buildout conditions, all intersections operate at an LOS E or better, and the eastbound, westbound, and northbound movements at SR 40/SW 80th Avenue are projected to operate over capacity (v/c > 1.00).
- All other intersections are anticipated to operate within acceptable v/c ratios under both scenarios. No additional improvements are proposed for 2027, as improvements have already been recommended in the 2030 No-Build Intersection Capacity Analysis.

Supplemental Analysis – Year 2045

- Under no-build conditions, all study intersections are projected to operate at LOS E or better, with all movements below v/c = 1.00.
- Under buildout conditions, the following movements are projected to exceed capacity:
    - Eastbound and westbound movements at SR 40/SW 80th Avenue (v/c = 1.10 and 1.15).
    - Westbound and northbound movements at SR 40/I-75 Southbound Ramp (v/c = 1.06 and 1.05).
    - Westbound, Northbound and southbound at US 27/ CR 225A (v/c: 1.03, 1.01 and 1.00 respectively)
- To address these, the following improvements have been proposed and evaluated based on 2045 buildout conditions:
    - Add an additional eastbound thru lane and increase cycle length from 120 to 160 seconds at SR 40/SW 80th Avenue.
    - Add an additional northbound left-turn lane at SR 40/I-75 Northbound Ramp.
    - Increase cycle length from 130 to 155 seconds at US 27/CR 225A.

Marion County

Board of County Commissioners Planning and Zoning

Agenda Item

File No.: 2026-22272 **Agenda Date:** 3/18/2026 **Agenda No.:** 1.2.5.

SUBJECT:
Request Approval of a Resolution to Vacate a Portion of World Equestrian Estates Phase 1, as recorded in Plat Book 14, Page 86 (Budget Impact- Revenue $500)

INITIATOR:
Steven Cohoon, P.E., County Engineer

DEPARTMENT:
Office of The County Engineer

DESCRIPTION/BACKGROUND:
This is a request for approval of a Resolution by Petitioner, Golden Ocala Equestrian Land, L.L.C., to vacate Lots 1 through 20, Lot 48, and that portion of Tract A labeled as "N.W. 92nd Terrace" being the portion of Tract A between Lots 6 through 11 and Lots 12 through 18, in World Equestrian Estates Phase 1, as recorded in Plat Book 14, Page 86 and being portions of parcel numbers: 21081-000001 and 21081-001-00, and parcel number 21081-048-00. Vacating these areas will allow the Petitioner to develop the subject property in a manner different from the current plat.

The Development Review Committee (DRC) considered this request on July 14, 2025, and it was the Committee's recommendation that the petition be granted.

BUDGET/IMPACT:
Revenue $500 - Plat Vacate-BL400341-341903

RECOMMENDED ACTION:
Motion to adopt a Resolution to vacate Lots 1 through 20, Lot 48, and that portion of Tract A labeled as "N.W. 92nd Terrace" being the portion of Tract A between Lots 6 through 11 and Lots 12 through 18, World Equestrian Estates Phase 1, as recorded in Plat Book 14, Page 86, and to authorize the Chairman and Clerk to execute the same.

FILLABLE FORM

821

LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Woods (Last) Elizabeth (First) (Dept) Office of the County Engineer - 4121

(Title) Property Manager (Phone) 352-671-8667

Signature s/Elizabeth Woods Date 03/04/2026

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: ☐ Draft Document ☑ Approve as to Form ☐ RESUBMIT LRM No. _____
☐ Legal Opinion ☐ Other

Description of Request

Please review and approve the attached resolution to vacate a portion of the plat of World Equestrain Estates Phase 1. Thank you!

For more information or discussion, contact: ☑ Same as above

(Name) _____ (Last) _____ (First) (Title) _____ (Phone) _____

Agenda Item? ☑ Yes ☐ No Agenda Date: 03/18/2026

Agenda Deadline Date for **Legal:** _____ Agenda Deadline Date for **Admin:** _____

Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2026-173

Assigned to: ☐ Matthew Guy Minter, County Attorney ☐ Dana E. Olesky, Chief Asst. County Attorney ☒ Linda Blackburn Asst. County Attorney ☐ Thomas Schwartz Asst. County Attorney ☐ Valdoston Shealey Asst. County Attorne

Outcome: Date Received:

☐ Approved as to form and legal sufficiency

☑ Approved with revisions: ☐ Suggested ☑ Completed

☐ Other:

Attorney Signature: Linda L. Blackburn Date March 4 2026

Staff Signature: Hell Layn Date 030426 Returned: ☒ Department ☐ Admin ☐ _____
Completed

Rev2 03/19/2025

Marion County
Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

Application for Plat Vacation

Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

All information must be typed or legibly written

1. APPLICANT INFORMATION:

Date: _____

Applicant: Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company

Address: 600 Gillam Road City: Wilmington State: OH Zip: 45177

Agent / Contact: W. James Gooding III, Esq., Gooding & Batsel, PLLC

Address: 1531 SE 36th Avenue, Ocala, FL 34471

Phone Number: (352) 579-1290 Fax Number: (352) 579-1289 Cell: _____

E-mail: jgooding@lawyersocala.com

Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website:
http://216.255.240.38/wb_or1/or_sch_1.asp

2. PROPERTY INFORMATION:

Parcel Number(s): Portions of 21081-000001, 21081-001-00 and 21081-048-00

Subdivision Name: World Equestrian Estates Phase 1 Unit/Block/Lot: See / Exhibit / A

Parcel Size: 99.15 Sec/Twp/Rge: 11,14 / 15S / 20E Plat Bk/Pg 14 / 86

Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial photo may be printed from the Marion County website at:
https://maps.marioncountyfl.org/interactivemap/

Are any other applications pending? ☒ Yes ☐ No

☐ Variance ☐ Family Division ☐ Site Plan Approval ☐ Other: _____

3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that apply and describe below:

☐ Code Violation (attach copy of letter citing violation)

☐ To clear an existing encroachment

☐ Family Division

☐ To allow for construction of:

☐ Pool ☐ Screened Pool/Deck ☐ Building Addition ☒ Other

Develop property in manner different from Plat.

EXHIBIT A
PORTIONS OF PLAT TO BE VACATED

The following portions of *World Equestrian Estates Phase 1* as recorded in Plat Book 14, Page 86, Public Records of Marion County, Florida:

1. Lots 1 through 20.

2. Lot 48.

3. That portion of Tract A labeled "N.W. 92nd Second Terrace" being the portion of Tract A between Lots 6 through 11 and 12 through 18.

P:\JG\RLR\Sports Facilities\Plat Vacation\Exhibit A to Application.docx

PETITION TO VACATE A PLAT
OR PORTION OF THE PLAT OF

World Equestrian Estates Phase 1

Plat Book 14 **Page** 86

Whereas, Golden Ocala Equestrian Land, L.L.C., Petitioner(s), herewith petitions the Board of County Commissioners of Marion County, Florida, in accordance with the provisions of Chapter 177, Florida Statutes, to adopt a Resolution to vacate certain platted lands described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

Whereas, said Petitioner states and represents to the Board of County Commissioners of Marion County, Florida, that the above platted lands are owned in fee simple except for such dedicated public areas as may therein be included; and

Whereas, said Petitioner presents this Petition to the Board of County Commissioners of Marion County, Florida, complete with proof of publication of the intention to annul the platted lands above described, proof of ownership of the platted lands and certify that the taxes on said platted lands above have been paid;

Now therefore, Petitioner respectfully requests the Board of County Commissioners to vacate the platted lands above described, in accordance with the provisions of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

DATE: 2-24-25

BY: _____ (Signature)

Donald R. DeLuca VP Legal (Print Name) of Golden Ocala Equestrian Land, L.L.C.

7290 College Parkway, Suite 400 (Address) Ft. Myers, FL 33907

(239) 275-2304 (Phone)

BY: _____ (Signature)

_____ (Print Name)

_____ (Address)

_____ (Phone)

Form PV-P

EXHIBIT A
PORTIONS OF PLAT TO BE VACATED

The following portions of *World Equestrian Estates Phase 1* as recorded in Plat Book 14, Page 86, Public Records of Marion County, Florida:

1. Lots 1 through 20.

2. Lot 48.

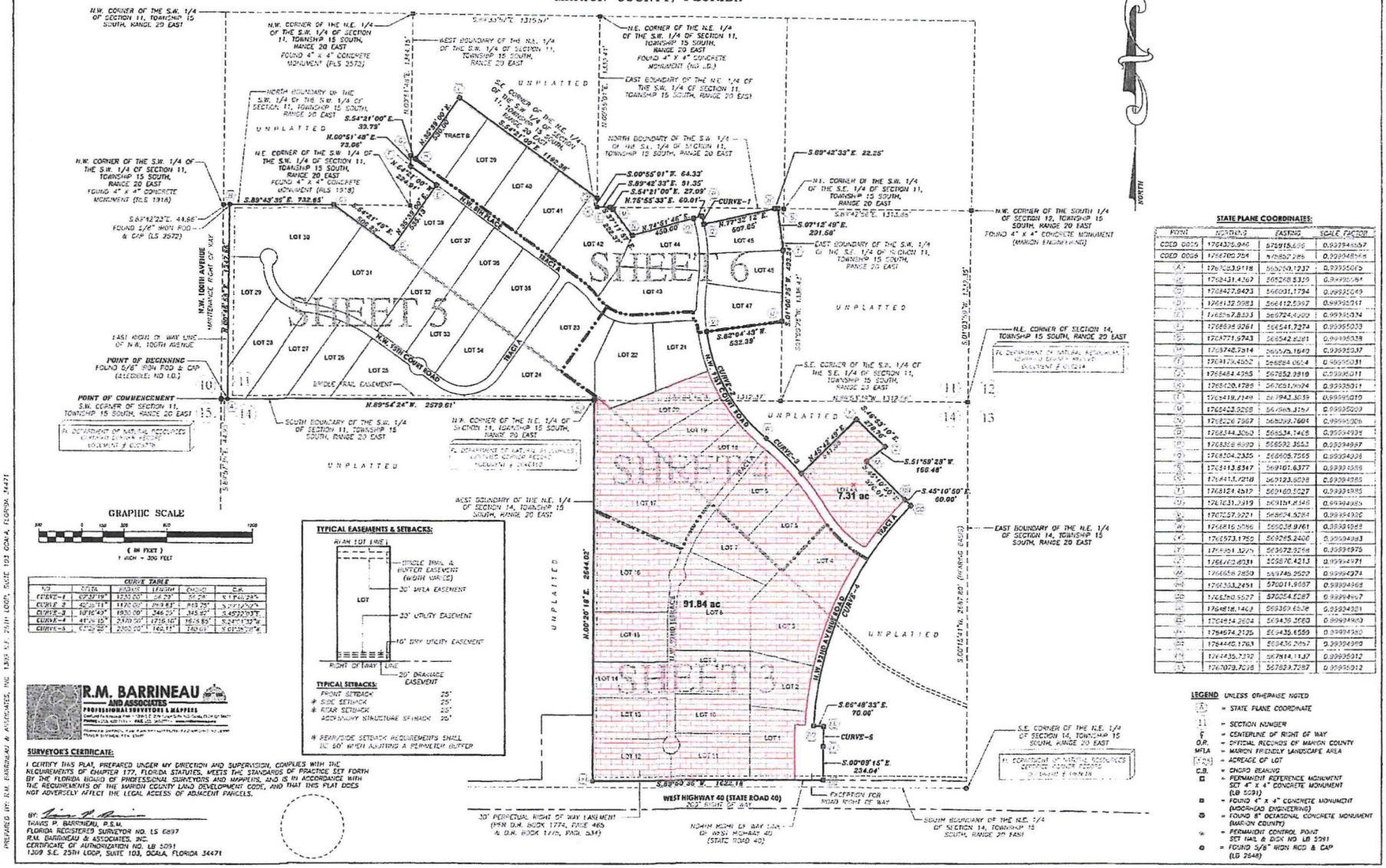
3. That portion of Tract A labeled "N.W. 92nd Second Terrace" being the portion of Tract A between Lots 6 through 11 and 12 through 18.

P:\JG\RLR\Sports Facilities\Plat Vacation\Exhibit A to Application.docx

WORLD EQUESTRIAN ESTATES PHASE 1

A PLANNED UNIT DEVELOPMENT
SECTIONS 11 & 14, TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 14, PAGE 87
SHEET 2 OF 6



CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CHORD	C.B.
CURVE-1	47°37'19"	1230.00'	56.29'	56.28'	S 13°49'24"E
CURVE-2	42°01'11"	1170.00'	858.83'	839.29'	S 73°12'02"E
CURVE-3	10°16'43"	1930.00'	346.22'	345.77'	S 45°23'39"E
CURVE-4	41°06'15"	2370.00'	1716.16'	1678.85'	S 24°15'32"W
CURVE-5	6°12'22"	2300.00'	142.71'	142.69'	S 61°26'26"W

TYPICAL EASEMENTS & SETBACKS:

TYPICAL SETBACKS:

FRONT SETBACK	25'
* SIDE SETBACK	25'
* REAR SETBACK	25'
ACCESSORY STRUCTURE SETBACK	20'

* REAR/SIDE SETBACK REQUIREMENTS SHALL BE 50' WHEN ADJOINING A PERIMETER BUFFER

STATE PLANE COORDINATES:

POINT	NORTHING	EASTING	SCALE FACTOR
CORD 0005	1764326.946	579915.606	0.99994557
CORD 0006	1766700.254	579857.285	0.99994556
(A)	1767283.9118	560259.1232	0.9999506
(B)	1762431.4267	565268.5319	0.9999019
(C)	1762427.9473	566031.1794	0.9999049
(D)	1766132.9983	566412.5967	0.9999294
(E)	1768567.8333	566724.4909	0.9999034
(F)	1768894.9261	566541.7274	0.9999503
(G)	1768771.9743	566542.8281	0.9999538
(H)	1768748.7814	566575.1642	0.9999537
(I)	1768174.4952	566884.0654	0.9999503
(J)	1768484.4365	567852.9818	0.9999511
(K)	1768520.1788	567691.9424	0.9999511
(L)	1765419.7149	567843.3039	0.9999501
(M)	1765422.5208	567965.3157	0.9999503
(N)	1765526.7967	568249.7604	0.9999506
(O)	1768344.3060	568534.7468	0.9999499
(P)	1768358.6090	568592.3553	0.9999497
(Q)	1768204.2325	568605.7565	0.9999498
(R)	1768413.8347	569101.6377	0.9999498
(S)	1768413.9218	569123.8038	0.9999498
(T)	1768124.4612	569160.5527	0.9999498
(U)	1767631.3919	569151.8348	0.9999498
(V)	1767257.9221	568824.5284	0.9999498
(W)	1766815.5096	569038.9761	0.9999498
(X)	1765573.1752	569295.2400	0.9999498
(Y)	1764901.3271	569372.9268	0.9999497
(Z)	1764702.8031	569870.4213	0.9999497
(AA)	1764658.2859	569745.2527	0.9999497
(BB)	1765333.2451	570011.9887	0.9999496
(CC)	1765260.9527	570054.6287	0.9999496
(DD)	1764818.1463	569369.6536	0.9999498
(EE)	1764914.2604	569436.3060	0.9999496
(FF)	1764574.2125	569435.6559	0.9999498
(GG)	1764440.1783	569436.2057	0.9999498
(HH)	1764435.7332	567814.1137	0.9999512
(II)	1767079.7038	567823.7287	0.9999512

LEGEND UNLESS OTHERWISE NOTED

- (A) = STATE PLANE COORDINATE
- 11 = SECTION NUMBER
- ℄ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- MFLA = MARION FRIENDLY LANDSCAPE AREA
- [7.31] = ACREAGE OF LOT
- C.B. = CHORD BEARING
- ■ = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT (LB 5091)
- ■ = FOUND 4" X 4" CONCRETE MONUMENT (MORRISON ENGINEERING)
- ⊗ = FOUND 6" OCTAGONAL CONCRETE MONUMENT (MARION COUNTY)
- ⊛ = PERMANENT CONTROL POINT SET NAIL & DISK NO. LB 5091
- ● = FOUND 5/8" IRON ROD & CAP (LB 2548)

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: _____
TRAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6897
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471

R.M. BARRINEAU AND ASSOCIATES — PROFESSIONAL SURVEYORS & MAPPERS

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA 34471

This Instrument Prepared by:
Marion County
Office of the County Engineer
412 SE 25th Avenue
Ocala, FL 34471

Record and Return to:
Marion County
Office of the County Engineer
412 SE 25th Avenue
Ocala, FL 34471

RESOLUTION NO. 26 - R - _____

RESOLUTION TO VACATE A PORTION OF PLAT OF WORLD EQUESTRIAN ESTATES PHASE I AS RECORDED IN PLAT BOOK 14 PAGE 86 PUBLIC RECORDS OF MARION COUNTY, FLORIDA

WHEREAS, Petitioner, Golden Ocala Equestrian Land, L.L.C., an Ohio limited liability company, has petitioned the Board of County Commissioners of Marion County, Florida to vacate that certain portion of the Plat of World Equestrian Estates Phase I, Plat Book 14 , Page 86 in order to develop property in a manner different from the current plat, said property being described on attached **Exhibit A**; and

WHEREAS, Petitioner is the owner in fee simple of all platted lands described above except dedicated public areas as may therein be included; and

WHEREAS, the Development Review Committee has reviewed the petition and has recommended approval; and

WHEREAS, it appears that owners of property in the vicinity of the lands herein described and the general public will not be adversely affected by vacating that certain portion of said Plat; and

WHEREAS, an easement for any existing utilities currently located within the vacated area will be reserved; and

WHEREAS, Petitioner has caused the Notice of Intention to Vacate a Portion of the Plat to be published in a newspaper of general circulation, as required by Chapter 177, Florida Statutes, and all persons through such notice were invited to comment; and

WHEREAS, in accordance with Florida Statute 177.101, Petitioner hereby requests that the Marion County Board of County Commissioners take appropriate action, including the adoption of a resolution confirming the vacation of that certain portion of the Plat; and

NOW, THEREFORE, BE IT RESOLVED, that the Marion County Board of County Commissioners does hereby vacate that certain portion of the Plat of World Equestrian Estates Phase I Plat Book 14, Page 86 as described on attached **Exhibit A**. All rights and interests of Marion County and the public existing in the platted lands are hereby disclaimed and abandoned; and

[This portion of page intentionally left blank. Signatures to follow.]

DULY ADOPTED in a regular session by the Board of County Commissioners of Marion County, Florida, this _____ day of _____ 2026.

ATTEST:

_____
GREGORY C. HARRELL,
CLERK OF THE COURT

MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY:_____
CARL ZALAK III, CHAIRMAN

FOR USE AND RELIANCE OF MARION COUNTY ONLY, APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
MATTHEW MINTER,
COUNTY ATTORNEY

EXHIBIT ‘A’

Legal Description

1. Lots 1 through 20
2. Lot 48
3. The portion of Tract A labeled “N.W. 92nd Terrace” being the portion of Tract A between Lots 6 through 11 and 12 through 18.

Location Map

World Equestrian Estates Phase 1
Plat Book 14 Page 86
Portions of Parcels 21081-000001 & 21081-001-00, &
Parcel 21081-048-00

